

\$779,555 - 8712 160a Avenue, Edmonton

MLS® #E4452904

\$779,555

5 Bedroom, 3.00 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Experience luxury living in this fully finished custom-built 5-BDRM WALK-OUT Bi-Level (minimal stairs), perfectly positioned backing onto a serene pond & walking trail. Enjoy breathtaking views from your living & dining areas, with a walkout balcony ideal for entertaining. Recent updates include Furnace & Central A/C (2024), Shingles/Roof & HWT (2022), plus fresh paint & carpet (2025) & Pex Plumbing. The oversized heated garage with a massive parking pad easily fits multiple vehicles, trailers, or an oversized truck. Inside, beautiful open-to-above ceilings lead to a stunning open-concept layout with a chef's kitchen featuring marble counters & newer s/s appliances. Above grade, you have 3 spacious bedrooms & 2 full baths, with the primary bedroom that accommodates a king-size bed, 2 nightstands + a dresser, & a full ensuite bath; the bright walkout basement offers a SEPARATE ENTRANCE, 2 more large beds, FP, & a 3rd full bath. A few mins to schools, trails, shopping, & public transit, this is THE ONE!

Built in 1999

Essential Information

MLS® # E4452904

Price \$779,555



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8712 160a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3K4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Florence Hallock School
Middle	Florence Hallock School
High	Queen Elizabeth School

Additional Information

Date Listed	August 14th, 2025
Days on Market	10
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 3:32pm MDT