

# \$499,900 - 8828 166 Avenue, Edmonton

MLS® #E4440979

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,641 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

2-storey Belle Rive home w/3 beds up. Built by Montorio homes. Steps to the lake. 2 blocks to Florence Hallock K-9 school. Functional floor plan & large entry. Upgraded appliances including dual oven plus washer (which has hand-washing feature) & dryer in the main floor laundry room. Newer laminate flooring throughout. Genuine maple wood kitchen cabinets have been repainted. Great room w/electric fireplace. Primary bedroom has walk-in closet & accommodates King suite. Primary bath has separate water closet & corner soaker tub. FULLY FINISHED basement offers 2-piece bath & huge rec room. 8.5 ceilings on the main & basement gives an open & bright feel. Extra storage under basement stairs. Garage is insulated w/vapour barrier. Backyard is fully fenced, has large deck & comes w/gazebo & cover. Lot is 4500 sq ft. Taxes in 2024 were \$4,247.54. TONS of parking adjacent to home, as well as a grassy area to play. New shingles in 2018. Brand new humidifier. Sump pump has sensor & alarm. 9 blocks to Namao Centre.



8828 166 Ave

- 1640.96 SQ FT
- 3 BEDROOMS/2.5 BATH
- FULLY FINISHED BASEMENT WITH WET BAR & 2PC BATH
- 8.5' CEILINGS MAIN & BASEMENT
- STEPS TO THE LAKE
- 2 BLOCKS TO FLORENCE HALLOCK SCHOOL: K-9/KINDERGARTEN TO GRADE 9 THAT OFFERS THE REGULAR PROGRAM AS WELL AS FRENCH AS A SECOND LANGUAGE IN GRADES 4-9. RESIDENT STUDENTS WHO LIVE IN THE ATTENDANCE AREA AND SIBLINGS OF CURRENT STUDENTS RETURNING TO THE SCHOOL CAN ENROLL
- SPACIOUS FOYER & OPEN CONCEPT MAIN FLOOR
- NEWER LAMINATE FLOORING THROUGHOUT MAIN
- MAPLE CABINETS (FRESHLY REPAINTED) & DUAL OVEN
- MAIN FLOOR LAUNDRY WITH WASHER (HAND-WASH SETTING) & DRYER
- HOT WATER TANK REPLACED IN 2015
- PRIMARY FITS KING, HAS WALK-IN CLOSET, SOAKER TUB & PRIVATE WATER CLOSET
- FURNACE AGE 2004
- INSULATED GARAGE WITH VAPOUR BARRIER
- LARGE FENCED YARD WITH DECK & GAZEBO (COVER INCLUDED)
- NEW SHINGLES (2018), NEW HUMIDIFIER, SUMP PUMP WITH ALARM
- 4500 SQ FT LOT WITH EXTRA PARKING & ADJACENT GREEN SPACE
- TAXES \$4,247.54 IN 2024

Built in 2004

## Essential Information

MLS® #                    E4440979  
Price                      \$499,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,641                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8828 166 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W8         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch, Gazebo, Wet Bar |
| Parking   | Double Garage Attached             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | F Hallock, St Anne        |
| Middle     | F Hallock, Cardinal Leger |
| High       | Queen E, Arch O'Leary     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 28        |



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Listing information last updated on June 16th, 2025 at 11:02pm MDT