

## \$424,500 - 8415 156 Avenue, Edmonton

MLS® #E4453983

**\$424,500**

5 Bedroom, 3.00 Bathroom, 1,334 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Fantastic home in the friendly neighborhood of Belle Rive. This rare half duplex with 2,167 sqft of living space featuring a total of 5 bedrooms & 3 full baths. Main floor features SS appliances, maple cabinetry & matching hardwood flooring. Raised breakfast bar & corner pantry. Spacious living room & dining room area offers tons of sunlight with large windows and a door leading to a landscaped backyard with composite low-maintenance deck. Master bedroom with 3pc ensuite completes main floor, and just a few steps up is another 3pc bath and 2 additional bedrooms perfect for a growing family. Basement is completely finished with grand family room with fireplace, 2 additional bedrooms, another 3pc washroom, and laundry room. There have been major upgrades in the past 2 years: almost the entire house has been renovatedâ€”new roof, granite countertop, new sink, quartz vanity top, new hardwood, new washer, new furnace, new hot water tank.

Built in 2000

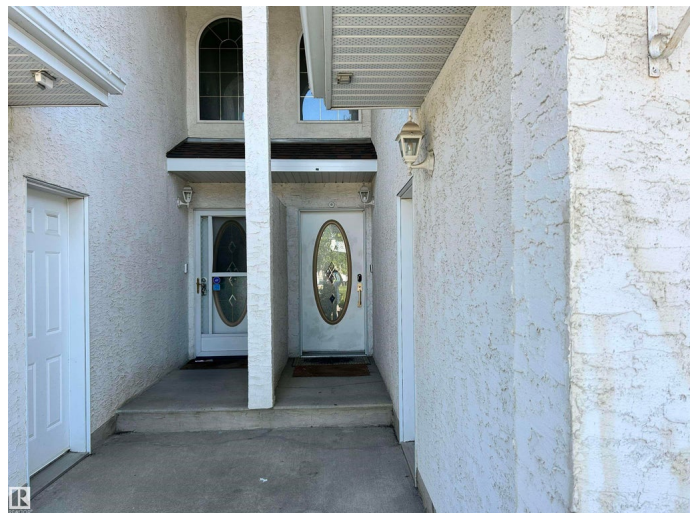
### Essential Information

MLS® # E4453983

Price \$424,500

Bedrooms 5

Bathrooms 3.00



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,334         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8415 156 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3B4         |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | Corner, Oak Surround                                                                                                                    |
| Stories           | 2                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 55                |
| 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 October 15th, 2025 at 1:18pm MDT