

\$349,000 - 8304 157 Avenue, Edmonton

MLS® #E4464354

\$349,000

3 Bedroom, 2.50 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Nestled in the Belle Rive! This fully renovated four-level split offers modern updates, timeless style, and exceptional functionality. Featuring three bedrooms and two-and-a-half bathrooms, this move-in-ready home has been tastefully upgraded from top to bottom. Step inside to a bright, open main floor showcasing a modern kitchen with stainless steel appliances, sleek finishes, and plenty of cabinet space. Enjoy two spacious living areas, perfect for relaxing with family or entertaining guests. The cozy wood-burning fireplace in the lower-level family room adds warmth and charm, while the fully finished basement provides additional living space for a home office, gym, or recreation area. Major updates include a newer furnace, newer shingles, and quality renovations throughout for peace of mind. Set on a corner lot, this property also features a large parking pad that comfortably accommodates two vehicles, plus ample outdoor space to enjoy year-round.

Built in 1985

Essential Information

MLS® #	E4464354
Price	\$349,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8304 157 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2P8

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 1st, 2025
Days on Market	11
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 November 12th, 2025 at 5:32pm MST