

## \$319,000 - 19 8403 164 Avenue, Edmonton

MLS® #E4442619

**\$319,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft  
Condo / Townhouse on 0.00 Acres

Belle Rive, Edmonton, AB

A must-see In Belle Rive. This spacious two-storey townhouse with WALK-OUT basement offers nearly 2,000 sq. ft. of total living space, wrapped in a timeless brick exterior for lasting curb appeal. Complemented by 3 Balconies. Inside, youâ€™™ll find three bedrooms upstairs, including a generous primary suite, perfect for family living. The bright main floor features open-concept living and dining areas, while the fully finished walk-out basement adds valuable space with a cozy family room and access to your private outdoor area. A double-attached garage adds everyday convenience. ThisÂ home has received numerous updates in recent years that include a 2-stage furnace(2024), Garage opener (2022), Tankless Hot water.Â this home offers easy access to highways, commute is a breeze. Youâ€™™ll love the convenience of being just minutes from shopping, schools, and everyday amenities, all while enjoying the tranquility of nearby parks and green spaces.A perfect balance of accessibility and neighborhood charm!

Built in 2004

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4442619  |
| Price  | \$319,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,679             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19 8403 164 Avenue |
| Area        | Edmonton           |
| Subdivision | Belle Rive         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3Y2            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Hot Water Tankless, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Landscaped, Playground Nearby, Shopping Nearby, See Remarks |

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

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Florence Hallock        |
| Middle     | Florence Hallock        |
| High       | Queen Elizabeth, OLeary |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 28         |
| Condo Fee      | \$394           |

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Listing information last updated on June 17th, 2025 at 5:32am MDT