

## \$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	5
Zoning	Zone 28
Condo Fee	\$394

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