

## **\$309,000 - 1 8403 164 Avenue, Edmonton**

MLS® #E4454349

**\$309,000**

3 Bedroom, 3.00 Bathroom, 1,590 sqft  
Condo / Townhouse on 0.00 Acres

Belle Rive, Edmonton, AB

Beauty in Belle Rive! This stunning New York-style Brownstone townhouse offers nearly 2,000 sq. ft. of living space with timeless brick exterior and three outdoor patios. The expansive main floor features a bright living room with immaculate hardwood, a spacious kitchen with island, dining area, gas fireplace, ceramic tile, and 2-pc powder room. Upstairs boasts two bedrooms with large closets, plus a massive primary suite with 5-pc ensuite, walk-in closet, and private balcony. A full bath, linen storage, and convenient laundry complete the upper level. The fully finished walkout basement includes a versatile family room with gas fireplace, 2-pc powder room, and direct access to a covered patio and oversized double attached garage. Enjoy the space, privacy, and parking of a single-family home with the convenience of townhouse living—all minutes from schools, shopping, parks, and major roadways. Reasonable condo fees! Welcome Home!

Built in 2004

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454349  |
| Price     | \$309,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,590             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 8403 164 Avenue |
| Area        | Edmonton          |
| Subdivision | Belle Rive        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Z 3Y2           |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Smoking Home, Parking-Visitor, Walkout Basement, See Remarks |
| Parking Spaces | 4                                                                                                                                                       |
| Parking        | Double Garage Attached                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                           |
| Exterior Features | Corner Lot, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 28           |
| Condo Fee      | \$397             |

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Listing information last updated on August 26th, 2025 at 9:18am MDT