

## \$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	1
Zoning	Zone 28
Condo Fee	\$397

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