

## **\$459,900 - 16203 83 Street, Edmonton**

MLS® #E4434333

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

BEAUTIFUL BELLE RIVE THE PLACE TO BE!! SPACIOUS OVER 1200 SQ/FT 3 BEDRMS, 3 BATHRMS, VAULTED CEILINGS, FULLY FINISHED LOWER LEVEL AND AN ATTACHED DOUBLE GARAGE! NICE MAIN FLOOR W/ NICE BIG BAY WINDOWS FOR LOTS OF NATURAL LIGHT, MANTEL FIREPLACE, ALL ADJACENT A USER FRIENDLY KITCHEN W/ATTACHED DINING ROOM. DOUBLE GARDEN DOORS OPENS TO RAISED DECK AT THE REAR OF THE HOUSE. 2 SPACIOUS BEDROOMS, FULL BATHROOM AND THE MASTER W/ AN ENSUITE. THE DEVELOPED BASEMENT OFFERS LOTS LIVING SPACE WITH ANOTHER BAR AREA, BEDROOM, AND PLENTY OF STORAGE SPACE. FULLY FENCED PRIVATE YARD. GREAT LOCATON BELLE RIVE PARK IS JUST AROUND THE CORNER. THIS FAMILY ORIENTATED COMMUNITY HAS MANY GREAT SCHOOLS, SHOPPING, MORE PARKS & LAKES WITH MILES OF SURROUNDING WALKING PATHWAYS. EASY ACCESS TO ANTHONY HENDAY AND YELLOWHEAD TRAIL. BRING ALL OFFERS!

Built in 2001

### **Essential Information**

MLS® #

E4434333



|                |                        |
|----------------|------------------------|
| Price          | \$459,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,231                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16203 83 Street |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3L5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Bar, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | St. Philip School      |
| Middle     | Holy Cross School      |
| High       | Queen Elizabeth School |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 117           |
| 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 August 28th, 2025 at 5:02am MDT