

## **\$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	110
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 21st, 2025 at 11:17am MDT