

## **\$349,900 - 15616 83 Street, Edmonton**

MLS® #E4444174

**\$349,900**

3 Bedroom, 2.50 Bathroom, 965 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Welcome to this charming two-storey single-family home in Belle Rive—featuring double detached garage! With 3 bedrooms & fully finished basement, this home offers the comfort and privacy you want with room for the whole family. Step inside to a bright and spacious living room highlighted by gleaming parquet flooring that spans the main floor. The well-designed kitchen provides ample space for cooking, along with room for a dining table—ideal for everyday living or entertaining. A convenient 2-piece bathroom rounds out the main floor. Upstairs, you’ll find two large bedrooms and a full 4-piece bath. The primary bedroom is a true retreat, with room for that king bed & boasting a generous walk-in closet. The finished basement perfect as-is for a games or rec room, or easily customizable to suit your taste.

Out back enjoy the covered patio, fenced yard and double garage with plenty of space for vehicles or hobbies. Don’t miss this unique opportunity—your new home awaits, must be seen to truly be appreciated.

Built in 1982

### **Essential Information**

MLS® # E4444174

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 965                    |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15616 83 Street |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2R1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, No Smoking Home, Patio |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached                    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 8               |
| 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 July 3rd, 2025 at 2:47am MDT