

## **\$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	12
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 7th, 2025 at 3:47am MDT