

## \$810,000 - 16103 89 Street, Edmonton

MLS® #E4452964

**\$810,000**

3 Bedroom, 2.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Walkout to Water Views â€” 1889 sf 3 Bed / 3 Bath Bungalow in Belle Rive! Wake up to stunning lake scenery in this beautifully maintained walkout bungalow featuring bright, open living with high ceilings. With 3 bedrooms (2 up, 1 down) and the option to add a 4th, this 1889 sf home offers a spacious kitchen with tile backsplash and a formal dining room perfect for entertaining. The primary suite includes a luxurious 5-piece ensuite with a relaxing steam shower. This home features a durable concrete tile roof. Upgrades in recent years include hardwood in the bedrooms, new vinyl plank in the theatre/rec room, and plush basement carpet. The walkout level boasts a full bath and secondary kitchenâ€”ideal for an in-law suite or private guest space. Outside, enjoy a landscaped backyard perfect for entertaining, plus the convenience of a double attached garage. Close to parks, schools, and shopping, this move-in ready home combines comfort, style, and lake-side living in Belle Rive!

Built in 2001

### Essential Information

MLS® # E4452964

Price \$810,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,889                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16103 89 Street |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3K4         |

### Amenities

|               |                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 10 ft., Deck, Detectors Smoke, Sauna; Swirlpool; Steam, Walkout Basement, See Remarks |
| Parking       | Double Garage Attached, Insulated                                                             |
| Is Waterfront | Yes                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                        |
| Exterior Features | Backs Onto Lake, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Concrete Tiles                                                                             |
| Construction      | Wood, Stone, Stucco                                                                        |
| Foundation        | Concrete Perimeter                                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 85                |
| Zoning         | Zone 28           |

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Listing information last updated on November 7th, 2025 at 3:32am MST