

## **\$454,900 - 16203 83 Street, Edmonton**

MLS® #E4463885

### **\$454,900**

3 Bedroom, 3.00 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Welcome to amazing Belle Rive – a family-friendly community you’ll love to call home! This BRIGHT and SPACIOUS well maintained 3 bedroom, 3 FULL BATH bi-level offers over 1200 sq. ft of living space plus a FULLY FINISHED BASEMENT and HEATED DOUBLE GARAGE. Enjoy RECENT UPDATES including a NEW FRIDGE, NEW STOVE, NEW HOOD FAN, NEW HOT WATER TANK, NEWER ROOF (2021), and a FRESHLY PAINTED DECK with a NATURAL GAS LINE for BBQs. The inviting main floor features VAULTED CEILINGS, a COZY FIREPLACE, and abundant NATURAL LIGHT, while the primary bedroom impresses with a MASSIVE ENSUITE CLOSET. The lower level, developed in 2014, offers added comfort with EXTRA INSULATION for SOUND DAMPENING, a BAR AREA, and plenty of STORAGE. Outside, enjoy a FULLY FENCED YARD complete with an apple tree. Located just steps from FLORENCE HALLOCK SCHOOL, a SPRAY PARK, BASEBALL DIAMONDS, and BEAUTIFUL WALKING TRAILS – all with easy access to the HENDAY and YELLOWHEAD. MOVE-IN READY and FULL OF VALUE!

Built in 2001

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4463885               |
| Price          | \$454,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,228                  |
| 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 | Bar, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated                                                           |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, 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, Stone, Vinyl                                                                    |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 28            |

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Listing information last updated on November 3rd, 2025 at 12:32pm MST