

## **\$640,000 - 16403 88 Street, Edmonton**

MLS® #E4452775

### **\$640,000**

5 Bedroom, 3.00 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Beautiful, well maintained bi-level with SEPARATE ENTRANCE to the basement from the garage located on CORNER LOT in the sought-after community of BELLE RIVE. The 3+2 bedroom, 3 bath home offers over 3000 sq. ft of living space w/ vaulted ceiling & bright welcoming layout. Open concept kitchen has island w/ raised breakfast bar, plenty of cabinets, stainless appliances, breakfast nook w/ garden doors to the composite deck. Main floor also has a good size family room w/ gas fireplace, living & dining rooms, laundry, two bedrooms & bath. Primary bedroom on the upper floor w/ walk-in closet, 4 pcs. ensuite w/ jetted tub & separate shower. Fully finished basement with recreation room & wet bar, media room/gym, 2 good size bedrooms, full bath & storage room w/ second laundry hook ups. Double attached heated, insulated garage with new epoxy covered floor, a landscaped and fenced yard with side gate leading to a concrete pad to park your RV in the huge backyard. Close to SCHOOLS, SPRAY PARK, WALKING TRAILS, BUS.

Built in 2003

### **Essential Information**

MLS® # E4452775

Price \$640,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,893                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16403 88 Street |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W9         |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Patio, Vaulted Ceiling, Wet Bar, See Remarks, 9 ft. Basement Ceiling  |
| Parking   | Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking, See Remarks |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                      |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                  |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 41                |
| Zoning         | Zone 28           |

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