

## **\$615,000 - 16056 84 Street, Edmonton**

MLS® #E4446637

**\$615,000**

5 Bedroom, 3.00 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

You Donâ€™t want to miss this STUNNING Bi-Level in Belle Rive with a LEGAL 2-BEDROOM BASEMENT SUITE! Step right into this inviting home with an Extra LARGE front living room with ENGINEERED HARDWOOD FLOORS throughout. Walk into the BRIGHT & OPEN CONCEPT Kitchen and Family Room with GAS FIREPLACE. The Kitchen is updated with a LARGE ISLAND, GRANITE COUNTERTOPS, SS Appliances, Corner Pantry and plenty of Cabinet Space. The Spacious Primary has a 3-piece ensuite. Two more bedrooms, and a full bath complete the main floor. The Downstairs Suite has its own PRIVATE ENTRANCE and FENCED YARD. A spacious living room and kitchen. Two large bedrooms a full bath and laundry room. The home sits on a LARGE CORNER LOT with a TWO-TIERED DECK perfect for BBQâ€™s and get togethers in the backyard on warm summer nights.

Built in 1998

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4446637  |
| Price      | \$615,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,587                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16056 84 Street |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3G5         |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Secured Parking, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front/Rear Drive Access, Heated                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Washers-Two, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                24

Zoning                            Zone 28

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Listing information last updated on August 2nd, 2025 at 8:32am MDT