

## \$849,900 - 16103 89 Street, Edmonton

MLS® #E4452964

**\$849,900**

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!

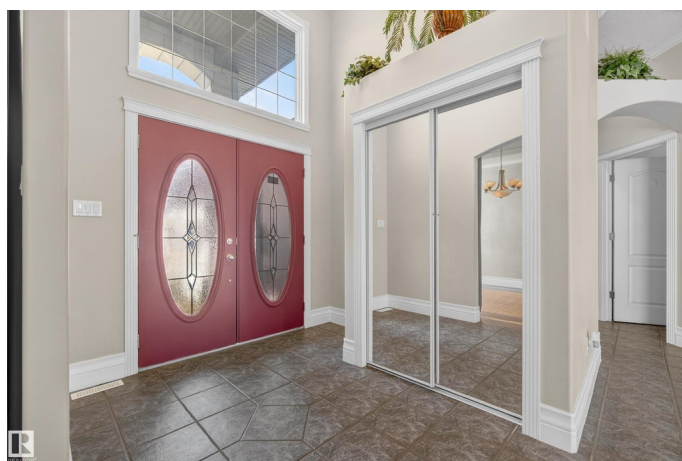
Built in 2001

### Essential Information

MLS® # E4452964

Price \$849,900

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	13
Zoning	Zone 28

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Listing information last updated on August 27th, 2025 at 3:02pm MDT