

## **\$868,800 - 16207 89 Street, Edmonton**

MLS® #E4435419

**\$868,800**

5 Bedroom, 3.00 Bathroom, 1,907 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Original Owners of this stunning, elegant and well appointed hillside bungalow literally backing onto pristine Belle Rive Lake, just open the gate and get those feet wet. This beauty sports 3 main level bedrooms and 2 bathrooms including 5 piece ensuite, an open concept main living area with brick fireplace, vaulted ceiling with recessed lighting, spacious kitchen, formal dining room and sophisticated library. Exit the dining space onto a perched deck overlooking the most beautiful lakeside views. The basement offers a spacious recreation and games area with wet bar, wood burning stove, 2 extra bedrooms and a 4 piece bathroom, den for an office or gym & large storage space with cold room. Exit onto a private patio overlooking a gorgeous professionally landscaped backyard. Hardwood flooring, granite counters, fireplace and exterior brick work, epoxy garage floor, lights, cabinetry, fixtures, irrigation system, AC, garage heater, custom landscaping lights and much more. This gem will NOT disappoint.

Built in 2001

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4435419  |
| Price    | \$868,800 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,907                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16207 89 Street |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3M3         |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Patio, Walkout Basement |
| Parking Spaces | 8                       |
| Parking        | Double Garage Attached  |
| Is Waterfront  | Yes                     |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                             |
| Exterior Features | Backs Onto Lake, Fenced, Hillside, Lake Access Property, Landscaped, Private Setting, View Lake |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Brick, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                              |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | Florence Hallock |
| High       | Queen Elizabeth  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | Zone 28       |

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