

Courtesy Of Amy Long Of Real Broker

## \$575,000 - 15803 91 Street, Edmonton

MLS® #E4446893

**\$575,000**

7 Bedroom, 4.00 Bathroom, 2,137 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Beautiful & well-maintained home offers OVER 3000SQFT OF SPACIOUS LIVING, just steps to Belle Rive Lake & Eaux Claires Park. An ideal home for a large family in prime location. This 7 BEDS, 4 BATH home features a bright front living & dining area w/ soaring ceilings & large windows. Open-concept kitchen offers an island & corner pantry w/ 2nd dining area & cozy family room at the back. MAIN FLOOR BEDROOM, FULL BATH & laundry. Upstairs, you'll find 4 spacious bedrooms, including a large primary suite w/ walk-in closet & ensuite w/ Jacuzzi tub. Another full bath completes this floor. Finished basement w/ 3rd living space, 2 bedrooms, full bath & storage. NO CARPET THROUGHOUT for easy maintenance. Exterior features: corner lot, composite deck & EXPANDED DRIVEWAY for extra vehicles or RV PARKING. Additional features: A/C, gas fireplace, central vacuum, insulated double garage, updated furnace/shingles (2018) & A/C (2020). Close to all amenities along 97 St w/ quick access to Anthony Henday and downtown.

Built in 2001

### Essential Information

MLS® # E4446893

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,137                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15803 91 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3G3         |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Insulated, RV Parking                                                                                                             |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, 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, Flat Site, Landscaped, Picnic Area, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco                                                                                            |
| Foundation        | Concrete Perimeter                                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 92              |
| Zoning         | Zone 28         |

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Listing information last updated on October 9th, 2025 at 10:17pm MDT