

\$454,900 - 16203 83 Street, Edmonton

MLS® #E4463885

\$454,900

3 Bedroom, 3.00 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Welcome to amazing Belle Rive – a family-friendly community you’ll love to call home! This BRIGHT and SPACIOUS well maintained 3 bedroom, 3 FULL BATH bi-level offers over 1200 sq. ft of living space plus a FULLY FINISHED BASEMENT and HEATED DOUBLE GARAGE. Enjoy RECENT UPDATES including a NEW FRIDGE, NEW STOVE, NEW HOOD FAN, NEW HOT WATER TANK, NEWER ROOF (2021), and a FRESHLY PAINTED DECK with a NATURAL GAS LINE for BBQs. The inviting main floor features VAULTED CEILINGS, a COZY FIREPLACE, and abundant NATURAL LIGHT, while the primary bedroom impresses with a MASSIVE ENSUITE CLOSET. The lower level, developed in 2014, offers added comfort with EXTRA INSULATION for SOUND DAMPENING, a BAR AREA, and plenty of STORAGE. Outside, enjoy a FULLY FENCED YARD complete with an apple tree. Located just steps from FLORENCE HALLOCK SCHOOL, a SPRAY PARK, BASEBALL DIAMONDS, and BEAUTIFUL WALKING TRAILS – all with easy access to the HENDAY and YELLOWHEAD. MOVE-IN READY and FULL OF VALUE!

Built in 2001

Essential Information



MLS® #	E4463885
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	16203 83 Street
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3L5

Amenities

Amenities	Bar, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 29th, 2025
Days on Market	5
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 2nd, 2025 at 10:02pm MST