

## **\$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

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 June 16th, 2025 at 2:02am MDT