

## \$849,900 - N/A, Edmonton

MLS® #E4452964

**\$849,900**

3 Bedroom, 2.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Pond-Side Perfection in Belle Rive – Walkout Home with In-Law Suite! Imagine waking up to serene water views every day in this beautifully maintained walkout home. Backing onto a tranquil pond, it offers 2 bedrooms upstairs, 1 bedroom down, and space to add a 4th. The main floor features a bright living room, spacious kitchen with tile backsplash, and dining area with stunning vistas. Upgrades over the years include a durable concrete tile roof, hardwood in bedrooms, new vinyl plank in the theatre/rec room, and plush basement carpet. The walkout basement boasts a full bath and secondary kitchen—ideal for an in-law suite or guest retreat. Enjoy a landscaped backyard perfect for entertaining, plus a double attached garage. Conveniently located near parks, schools, and shopping, this home combines comfort, style, and tranquility. A rare chance to live the pond-side lifestyle 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     | N/A        |
| 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 | 6                 |
| Zoning         | Zone 28           |

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Listing information last updated on August 20th, 2025 at 6:32pm MDT