Courtesy Of Marie Meropoulis Of RE/MAX River City

$619,900 - 16403 88 Street, Edmonton

MLS® #E4452775

$619,900
5 Bedroom, 3.00 Bathroom, 1,893 sqft
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Beautiful, well maintained bi-level with SEPARATE ENTRANCE to the basement from the garage located on CORNER LOT in the sought-after community of BELLE RIVE. The 3+2 bedroom, 3 bath home offers over 3000 sq, ft of living space w/ vaulted ceiling & bright welcoming layout. Open concept kitchen has island w/ raised breakfast bar, plenty of cabinets, stainless appliances, breakfast nook w/ garden doors to the composite deck. Main floor also has a good size family room w/ gas fireplace, living & dining rooms, laundry, two bedrooms & bath. Primary bedroom on the upper floor w/ walk-in closet, 4 pcs. ensuite w/ jetted tub & separate shower. Fully finished basement with recreation room & wet bar, media room/gym, 2 good size bedrooms, full bath & storage room w/ second laundry hook ups. Double attached heated, insulated garage with new epoxy covered floor, a landscaped and fenced yard with side gate leading to a concrete pad to park your RV in the huge backyard. Close to SCHOOLS, SPRAY PARK, WALKING TRAILS, BUS.

Built in 2003

Essential Information

MLS® #	E4452775
Price	$619,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,893
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	16403 88 Street
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W9

Amenities

Amenities	Air Conditioner, Deck, Patio, Vaulted Ceiling, Wet Bar, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, 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, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	73
Zoning	Zone 28

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Listing information last updated on October 25th, 2025 at 5:47am MDT