

## \$535,000 - 16347 87 Street, Edmonton

MLS® #E4452913

**\$535,000**

3 Bedroom, 3.50 Bathroom, 1,985 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

This fully finished 2-storey home offers 3+1 bedroom, 3.5 baths, and sits on a large lot in a quiet cul-de-sac. Step inside to a spacious foyer leading to an open-concept living, dining, and kitchen area, featuring hardwood flooring, a beautiful fireplace, and a large kitchen with an island, granite countertops, stainless steel appliances, a corner pantry with built-in organizers, & main-floor laundry. A 2-piece bath with vanity completes the main level. Upstairs, the primary suite boasts a 4-piece ensuite with a jacuzzi and tile-surround shower, plus two additional bedrooms with built-in closet dressers, a 4-piece main bath, and bright bonus room with a second fireplace. Fully finished basement includes a family room, an additional room, a 3-piece bath, a third fireplace, & ample storage. Enjoy a massive double attached garage with an extended driveway, deck, patio, and landscaped yard | New Roof (2020), New fence & Concrete "all just steps from Florence Hallock K-9 School, shopping, the CFB, and Henday!

Built in 2002

### Essential Information

MLS® #	E4452913
Price	\$535,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16347 87 Street
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3S2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo, St. John, Evan
Middle	MBS, Rosslyn, Killarney Sc
High	M.E Laz, Queen E, Olear'y

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	70
Zoning	Zone 28

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