

## \$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 â€“ 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 kitchenâ€”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
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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	1
Zoning	Zone 28

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