

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

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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 | 23                |
| Zoning         | Zone 28           |

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Listing information last updated on September 6th, 2025 at 8:17pm MDT