



Edmonton **28 Belle Rive** **LP: \$315,000**
15624 83 ST NW **SP:** M
ACTIVE

List ID #: E4272155 **Type:** Detached Single Family
DOM: 0 **Style:** 4 Level Split
Rms Abv Gd: 4 **Year Blt:** 1982
Bedrms: **Above:** 1 **Ttl:** 3 **Basement:** Full
Baths: 1 / 1 **Bsmt Dev:** Fully Finished
Total Flr (SF): 744.01 **Total Flr (M):** 69.12

Move in ready! This FULLY FINISHED, updated 4-level split in Belle Rive is great for first time home buyers and investors. Great front living room opening into your RENOVATED kitchen. All upgraded stainless steel appliances, GAS stove, slate tile backsplash, newer cabinets, newer countertops and island with side eating bar. Kitchen nook leads out to side floating deck. Primary bedroom is on the upper level with walk in closet, plus jack and jill 4-piece EN-SUITE bath. Next level has 2 good size bedrooms, both with big windows for abundance of natural light and a half bath. Basement has living room space and laundry room. Many updates over the years such as: windows (2011), hot water tank (2018), kitchen renovation (2009), all appliances (2010), washer & dryer (approx. 6 years old). Oversized single detached garage, fully fenced, west facing backyard. Close to many amenities, schools, quick access to: public transportation, 153 ave, 82 st and Anthony Henday.

Directions:

Virtual Tour: <https://vimeo.com/657171088>

Brochure: <http://www.15624-83st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immed/neg	Level	Mtr2	SqFt	
Full Baths:	0	1	0	1	0	0	Occupancy:	Vacant	Main:	69.12	744.01	
Ensuite		0	0	0	0	0			Upper:			
Addl Rms:	0	Finished Lvl: 4					Garage Dim:		AbGd:			
Fpl:		Fpl Fuel:					Elem Schl:		Lowr:			
Fpl Type:							Jr High Schl:		BIGd:	57.88	623.02	
Parking:	Over Sized, Single Garage Detached							High Schl:		Total A.G.	69.12	744.01

Living Rm:	4.05x4.05	M	Primary Bdrm:	4.66x3.66	U
Dining Rm:	3.06x2.63	M	Bedrm 2:	3.18x2.36	L
Kitchen:	3.02x2.21	M	Bedrm 3:	2.61x2.38	L
Family Rm:			Bedrm 4:		
Den:			Second Living	4.88x3.54	B
Bonus Rm			Laundry Room	3.94x2.88	B

Flooring: Laminate Flooring **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Air Conditioner, Deck

Goods Incl: Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: East **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M):	252.67	Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:		Front Expos:	East
Taxes:	\$2,291.80	Local Improv:	/Yr:
	Tax Yr: 2021		