

## **\$365,000 - 72 16335 84 Street, Edmonton**

MLS® #E4447434

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,488 sqft

Condo / Townhouse on 0.00 Acres

Belle Rive, Edmonton, AB

Beauty in Belle Rive!...This terrific Townhome features 3 Beds, 2.5 Baths, open concept with modern finishes and over 1480sqft. Additional highlights include 2tone kitchen cabinets with under cabinet lighting, peninsula island w/breakfast bar and quartz countertops anchored by stainless steel kitchen appliances. The spacious primary bedroom offers a walk-in closet, a 4 piece ensuite and wall-mounted reading lamps. Adding even more value is the flex space/entrance (makes for a great mudroom), High Efficiency furnace, double attached garage (with roughed-in vacuum system), upstairs laundry, Portable AC, and balcony off the living room. Close proximity to Playground/Spray Park, Schools, Shopping, Restaurants, Public Transit, along with easy access to the Anthony Henday ensures a sound investment...REWARD YOURSELF TODAY!!

Built in 2021

### **Essential Information**

MLS® #	E4447434
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,488
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	72 16335 84 Street
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S2

### Amenities

Amenities	Parking-Visitor, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 28
Condo Fee	\$185



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