



## Edmonton Alberta

\$524,900

Welcome to Belle Rive. This bright south-facing bi-level offers over 1,200 sq ft above grade with a functional and family-friendly layout featuring 5 bedrooms and 3 full baths. The main floor is filled with natural light and offers spacious living and dining areas along with well-proportioned bedrooms throughout. Major updates provide excellent peace of mind, including a new furnace (2021), air conditioning (2021) and hot water tank installed (2025). The fully developed lower level adds additional living space with 2 bedrooms, a large family room, and flexible functionality for growing families, guests, or a home office setup. Ideally located within walking distance of Belle Rive Park, playgrounds, and the scenic walking trails surrounding Belle Rive Park and Belle Rive Park Lake. (id:6769)

Family room 4.82 m X 4.09 m

Bedroom 4 3.8 m X 3.16 m

Bedroom 5 3.16 m X 2.86 m

Recreation room 4.92 m X 4.09 m

Living room 3.2 m X 3.07 m

Dining room 3.79 m X 3.4 m

Kitchen 3.58 m X 3.15 m

Primary Bedroom 5.13 m X 3.28 m

Bedroom 2 3.4 m X 2.59 m

Bedroom 3 3.33 m X 3.02 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.davepon.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.