

## \$595,000 - 15803 91 Street, Edmonton

MLS® #E4446893

**\$595,000**

7 Bedroom, 4.00 Bathroom, 2,137 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Beautiful & well-maintained home offers OVER 3000SQFT OF SPACIOUS LIVING, just steps to Belle Rive Lake & Eaux Claires Park. An ideal home for a large family in prime location. This 7 BEDS, 4 BATH home features a bright front living & dining area w/ soaring ceilings & large windows. Open-concept kitchen offers an island & corner pantry w/ 2nd dining area & cozy family room at the back. MAIN FLOOR BEDROOM, FULL BATH & laundry. Upstairs, you'll find 4 spacious bedrooms, including a large primary suite w/ walk-in closet & ensuite w/ Jacuzzi tub. Another full bath completes this floor. Finished basement w/ 3rd living space, 2 bedrooms, full bath & storage. NO CARPET THROUGHOUT for easy maintenance. Exterior features: corner lot, composite deck & EXPANDED DRIVEWAY for extra vehicles or RV PARKING. Additional features: A/C, gas fireplace, central vacuum, insulated double garage, updated furnace/shingles/hwt (7 yrs) & A/C (5 yrs). Close to all amenities along 97 St w/ quick access to Anthony Henday and downtown.

Built in 2001

### Essential Information

MLS® # E4446893

Price \$595,000



Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,137
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15803 91 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3G3

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Insulated, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	18
Zoning	Zone 28

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