



11611 79 Avenue Edmonton AB

\$740,000

Discover the perfect location facing a serene island park in Belgravia! This spacious, bungalow has been extensively upgraded and is ideally situated within walking distance of the University of Alberta, hospitals, and just steps away from the River Valley. The main floor features 3 generous bedrooms, an upgraded main bathroom, an open plan kitchen with white laminate cabinetry, a breakfast bar, and ceramic tile flooring. Hardwood floors bring warmth to the living room, which includes a cozy brick wood-burning fireplace and an open staircase to the lower level. Downstairs, you'll find a large recreation room, an extra bedroom, a modern 3-piece bathroom, and a large laundry and storage room with a workshop area. The fully fenced south-facing yard boasts multi-level cedar decks with a gas BBQ hookup and an oversized double detached garage. With hardy board siding, newer windows, furnace, water tank and roof shingles, this charming family residence is move-in ready and a must-see!

Listing Presented By:



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