



## 7302 118A Street Edmonton AB

\$668,000

ONE OF BELGRAVIA'S BEST LOCATIONS! This 1216 sqft 3 bedroom bungalow with a finished basement and single detached garage is situated on a huge beautifully treed 7935 sq ft pie shaped lot with a sunny southwest backyard.(including 2 Evans cherry trees, two newer apple trees a Hyer12 apple tree and an edible garden). Although the house is suitable for a renovation it's an ideal building site with several full size newer homes on the block. You can walk to the River Valley and Trails, the University of Alberta and Hospitals, the Jubilee Auditorium two LRT stations and is just minutes to the Royal Mayfair GC and Downtown. Take advantage of this rare opportunity to live in this sought after community close to many great amenities! Start planning today!

Listing Presented By:



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