



## Edmonton Alberta

\$1,175,000

Nestled in sought after neighborhood of Belgravia. This distinctive architecturally designed located on a large private lot, all within walking distance to University of Alberta. Stucco exterior, architectural steel, exposed aggregate concrete. Maple wood finish package from hardwood floors to kitchen cabinets. Majestic 19 ceilings in foyer, private livingroom anchored by a gas fireplace. Open concept allows for free flow and functionality, perfect for entertaining or a busy lifestyle. Abundance of windows bath the entire living space with sunshine. Grand dining area has a built in Maple hatch and space for a large table. Bow windows in the main floor familyroom, full bath and office/bedroom on main. Iron staircase to upper level, hallway with privacy glass block windows and 2 spare bedrooms. Huge master bedroom features bow wall with windows, wall length closets and full 5 pce ensuite. Developed basement offers 5th bedroom, full bath, laundry room, and second family room perfect for quiet evenings or mo (id:6769)

Laundry room 3.24 m X 1.7 m

Bedroom 5 3.24 m X 2.29 m

Storage 3.29 m X 1.9 m

Utility room 1.76 m X 1.74 m

Living room 3.83 m X 4.75 m

Dining room 5.43 m X 5.73 m

Kitchen 3.61 m X 3.38 m

Family room 3.98 m X 4.64 m

Bedroom 4 2.56 m X 2.87 m

Master bedroom 5.73 m X 4.65 m

Bedroom 2 3.5 m X 3.93 m

Bedroom 3 3.5 m X 3.13 m



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