



## Edmonton Alberta

\$500,000

Welcome to this spacious 1,990 sq ft main-floor residence in Belgravia III, a well-managed complex in an exceptional location just steps from the University of Alberta, major hospitals, the Jubilee Auditorium, and the beautiful River Valley. Designed for comfortable living and effortless entertaining, the expansive layout features oversized living and dining areas, two generous bedrooms including a primary suite with a luxurious 5-piece ensuite, a versatile main-floor den/office, and a large kitchen with abundant cabinetry and breakfast nook. Quality finishes include engineered hardwood floors, a gas fireplace with mantel, 9-foot ceilings, triple-pane windows, in-suite laundry and storage, and air conditioning. Step outside to a huge east-facing patio overlooking a private park-like setting--perfect for morning coffee or quiet relaxation. This exceptional home also includes two heated underground parking stalls, a large storage locker, a fitness room, and a car wash. (id:6769)

Living room 6.92 m X 5.17 m

Dining room 7.19 m X 3.06 m

Kitchen 4.44 m X 2.89 m

Den 4.35 m X 3.03 m

Primary Bedroom 5.9 m X 4.05 m

Bedroom 2 5.21 m X 3.78 m

Breakfast 2.81 m X 2.68 m

Laundry room 4 m X 3.38 m

Storage 2.09 m X 2.06 m

Listing Presented By:



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