



## Edmonton Alberta

\$708,500

ROOF-TOP PATIO! FULLY FINISHED! SEPARATE ENTRANCE! Located in the prestigious Belgravia neighborhood is this CUSTOM BUILT 2.5 storey half duplex with 3+1 bed, 3.5 bath, 2140+ SqFT home with DOUBLE GARAGE. Enjoy open concept living with 9' ceilings, QUARTZ countertops, WATERFALL ISLAND, Stainless Steel appliances, endless 2 tone cabinetry, ENGINEERED HARDWOOD + tile floors, electric fire-place, 2nd floor laundry, TRIPLE PANE WINDOWS, AND a fully fenced yard + LOW MAINTENANCE LANDSCAPING. Relax or entertain in the living room, kitchen or dining area on the main floor. Retreat to the 2nd level with 3 spacious bedrooms, FULL bath, laundry, + 4 piece ensuite and walk-in closet to complete the Primary Suite. Unwind on the 3rd level in the family room, or on the roof-top patio. The basement offers private bedroom, bathroom, recreation area, RI for second laundry + separate entrance. Enjoy the luxuries of living in Belgravia with quick access to the beautiful RIVER-VALLEY, Golf, UofA, off-leash park, and MORE (id:6769)

Bedroom 4 3.84 m X 3.41 m

Recreation room 4.6 m X 9.44 m

Living room 4.08 m X 5.23 m

Dining room 3.94 m X 3.2 m

Kitchen 4.57 m X 4.83 m

Family room 4.79 m X 5.19 m

Primary Bedroom 4 m X 4.69 m

Bedroom 2 2.86 m X 3.3 m

Bedroom 3 2.87 m X 3.3 m

Laundry room 2.33 m X 2.17 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.normcholak.com/>

**RE/MAX ELITE**

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