



Edmonton Alberta

\$675,000

BELGRAVIA infill just steps to the River Valley, U of A, and only a few hundred metres to Belgravia LRT (next stop: University Station). This 2-storey home features acrylic stucco and Lux panels with low-maintenance landscaping front and back, including artificial turf. Inside, enjoy hardwood flooring, quartz kitchen counters, a bar area, and a 3-sided gas fireplace. The second floor offers a spacious primary bedroom with large walk-in closet, dual-sink ensuite, and private balcony, plus two additional bedrooms, upstairs laundry, and a 4-pc bath. The fully finished basement includes a large family room, 4th bedroom, full bath, and a separate side entrance. Builder included rough-ins for a future legal suite offering great revenue potential. Double garage, modern exterior, and walkable location close to cafes, transit, parks, and Edmonton's core amenities make this a turnkey option for professionals, families, or investors. (id:6769)

Family room 9.28 m X 5.51 m

Bedroom 4 3.55 m X 2.6 m

Utility room 4.17 m X 1.78 m

Living room 7.84 m X 4.5 m

Dining room 3.44 m X 4.16 m

Kitchen 3.4 m X 3.03 m

Primary Bedroom 4.49 m X 3.84 m

Bedroom 2 3.38 m X 3.38 m

Bedroom 3 3.41 m X 2.9 m

Listing Presented By:



Originally Listed by:
Real Broker



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