



Edmonton Alberta

\$699,800

Nestled on a rare 57-foot-wide subdividable lot directly facing Belgravia Park, this extensively renovated home offers an unbeatable location just steps from the University of Alberta, the Saskatchewan River Valley trails, Belgravia LRT Station, Belgravia Elementary School, and the community league. Enjoy panoramic south park views from the renovated main floor, featuring a gourmet kitchen with Thermador appliances, granite countertops, and a vegetable-sink island, flowing into the living and dining areas. The home boasts five bedrooms (two upstairs, three downstairs, including two with a heated-floor Jack n Jill bathroom). Crucially, the property presents exceptional reconstruction potential, allowing development of up to 8 units or a fourplex under current zoning bylaws, making it a prime investment opportunity in a highly desirable park-side setting. (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Mozaic Realty Group

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