



## Edmonton Alberta

\$1,150,000

Exceptional energy-efficient home in Belgravia, built in 2009. This 3-bedroom (2 up, 1 down), 4-bath property features a luxurious walk-through ensuite, large main-floor office, and fully functioning elevator. Designed for comfort and sustainability, it includes in-floor heating throughout, double insulated walls with offset studs, triple-pane windows with built-in blinds, a solar-powered hot water system, high-efficiency furnace with boiler, and a massive hot water tank that prioritizes domestic use. The gourmet kitchen offers Bianco Antico granite counters, huge island, walk-in pantry, and abundant cabinetry. Real hardwood floors, front porch, upper patio, and backyard deck complete the space. The oversized heated double garage is currently used as a work studio. Located close to the University of Alberta, public transit, and extensive walking trails, this rare green-built home blends thoughtful design with unbeatable location. A true gem in the heart of the city! (id:6769)

Bedroom 3 3.49 m X 4.28 m

Living room 4.6 m X 4.16 m

Dining room 3.35 m X 3.88 m

Kitchen 6.06 m X 4.09 m

Den 3.78 m X 5.53 m

Primary Bedroom 5.18 m X 4.18 m

Bedroom 2 3.27 m X 4.89 m

Bonus Room 6.93 m X 4.48 m

Listing Presented By:



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RE/MAX River City

<https://dianawong.ca/>



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