



## Edmonton Alberta

\$895,000

Welcome to this elegant 1842 sqft custom-built infill located in the prestigious Belgravia and just steps away from UofA campus and Cross Cancer Institute. An open layout and 9' ceilings warmly welcomes you and highlights a spacious living room with large windows that saturate the house with natural light. The kitchen boasts stainless steel appliances, modern cabinetry, and granite countertops. Go along with the staircase to the upper level, you will find a vast primary bedroom with a walk-in closet and an upscale 4-pc ensuite. Two more spacious bdrms and a 3-pc bath complete the upper level. A side entry to a fully finished legal basement suite offers you another 2 bdrms and a full bath that can offer \$1500 revenue to your mortgage. The house also features a large, double-detached garage. Experience the life in the heart of the River Valley, mere moments from downtown, Whyte Avenue and so much more. (id:6769)

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

Bedroom 3 Measurements not available

Listing Presented By:



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Mozaic Realty Group

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

**RE/MAX ELITE**

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