



## Edmonton Alberta

\$765,000

This well-updated 1,271 sq.ft. bungalow in the heart of Belgravia offers 5 bedrooms total & a highly functional layout ideal for a variety of living arrangements. The open main floor features hardwood and tile flooring, a spacious living room, formal dining area, & an updated chef's kitchen w/ sit-up island, quartz countertops, tile backsplash, undermount sink, & updated high-end stainless steel appliances. Three well-sized bedrooms, a stylish four-piece bathroom w/ quartz & tile finishes, & main-floor laundry complete the level. The fully finished lower level is accessed via a separate side entrance and includes a second kitchen, living area, two bedrooms, a full bathroom with a tile surround, a second laundry, & ample storage. Additional updates include windows, forced-air furnace, 100-amp electrical, and a finished, heated double detached garage. Ideally located close to the University of Alberta, River Valley, transit, and everyday amenities, this is a rare opportunity in one of Edmontons top areas! (id:6769)

Bedroom 4 4.27 m X 3.32 m

Bedroom 5 3.67 m X 3.61 m

Second Kitchen 3.7 m X 3.06 m

Recreation room 3.69 m X 3.53 m

Laundry room 2.41 m X 1.72 m

Storage 2.08 m X 1.9 m

Utility room 4.27 m X 2.49 m

Living room 6.26 m X 4 m

Dining room 3.78 m X 2.85 m

Kitchen 3.72 m X 3.69 m

Primary Bedroom 4.28 m X 3.45 m

Bedroom 2 3.38 m X 2.97 m

Bedroom 3 3.38 m X 2.72 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.