



## Edmonton Alberta

\$585,000

Exceptional Opportunity in Belgravia! This charming 1,378 sq.ft. bungalow sits on a generous 60 ft x 101 ft lot (6012 sq.ft / 558 m?) in one of Edmonton's most sought-after neighborhoods. Perfect for first-time buyers, growing families, investors, or builders, this property offers endless potential. The bright, open main floor is filled with natural light and features newly exposed original hardwood flooring, 3 bedrooms, a 3-piece bathroom, and kitchen. The fully finished basement—with a separate entrance—includes a second kitchen, spacious living room, den and 2 other rooms used as bedrooms (one has laundry in it) and 3-piece bathroom. Updates include newer windows, roof, and furnace. Ideally located just a short walk from the University of Alberta, hospital, schools, LRT, and only blocks from the river valley and trail system. (id:6769)

Den Measurements not available

Second Kitchen Measurements not available

Other Measurements not available

Other Measurements not available

Living room 4.1 m X 7.48 m

Dining room 4.28 m X 2.67 m

Kitchen 2.38 m X 4.79 m

Primary Bedroom 3.16 m X 4.3 m

Bedroom 2 3.21 m X 2.6 m

Bedroom 3 4.1 m X 4.28 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.chrishampson.ca/>



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