



## Edmonton Alberta

\$795,000

Discover a rare gem in the heart of Belgravia--an architecturally distinctive, renovated one and a half storey with thoughtful updates. This 3-bedroom + den, 4-bath home offers exceptional flow throughout its opened-up floor plan, where spacious, light-filled rooms connect seamlessly. The gourmet kitchen features a large island, skylights, custom built-ins, and patio doors that lead to a serene, fully landscaped backyard oasis. Step directly from the kitchen or the beautifully renovated primary suite onto a stunning covered deck, complete with a hot tub and surrounded by mature trees for ultimate privacy. Inside, you'll find rich hardwood floors, a welcoming front living room with two fire, and elegant finishes at every turn. The basement is impressively developed and key mechanicals--including furnace, hot water tank, electrical, and double garage--have all been updated. Just steps to the LRT and river valley trails, this is a refined, tranquil retreat near the University of Alberta Campus & hospital. (id:6769)

Bedroom 3 5.58 m X 3.59 m

Recreation room 4.69 m X 3.49 m

Laundry room 3.13 m X 2.74 m

Storage 1.98 m X 1.75 m

Utility room 2.1 m X 2.04 m

Living room 7.59 m X 4.45 m

Dining room 4.73 m X 2.68 m

Kitchen 6.43 m X 4.33 m

Family room 5.55 m X 2.5 m

Primary Bedroom 5.28 m X 3.36 m

Den 3.62 m X 2.5 m

Bedroom 2 3.8 m X 3.7 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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