



Edmonton Alberta

\$699,000

Perfectly situated in one of Belgravia's most desirable locations, this 1,398 sq. ft. all-brick bungalow offers exceptional potential just steps to the U of A hospital and campus, river valley trails, and two LRT stations. FOR THOSE who want more say about their neighbourhood, this home has a Restrictive covenant in place. Set on a huge 8,395 sq. ft. lot, this 4-bedroom, 3-bath home features a bright living room, spacious dining area and kitchen, 3 main-floor bedrooms including a primary with 3-piece ensuite and walk-in closet, plus a fully developed basement with high ceilings, a large recreation room with wet bar, fourth bedroom, 3-piece bath, den/office, and abundant storage. Upgrades include windows, high-efficiency furnace, and laminate flooring. Complete with a single heated attached garage, patio, sunny south-facing yard, alley access, and immediate possession. (id:6769)

Den 3.77 m X 2.91 m

Bedroom 4 3.55 m X 3.55 m

Second Kitchen 2.49 m X 2.18 m

Recreation room 8.47 m X 7.61 m

Storage 3 m X 0.86 m

Storage 2.96 m X 1.49 m

Storage 2.19 m X 1.54 m

Utility room 5.87 m X 3.06 m

Living room 5.68 m X 4.11 m

Dining room 4.24 m X 3.81 m

Kitchen 3.61 m X 3.11 m

Primary Bedroom 4.32 m X 3.68 m

Bedroom 2 3.66 m X 3.65 m

Bedroom 3 3.04 m X 2.58 m

Listing Presented By:



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