Edmonton Alberta

$779,990

Investor Alert! Incredible location just steps from the University of Alberta Hospital, UofA Campus, LRT, and Whyte Ave, with easy access to downtown. This stunning 2022-built 1,604 sq ft half duplex in Belgravia features 3+2 bedrooms and 4.5 baths, plus a fully finished legal basement suite with a separate entrance offering an additional ~740 sq ft of living space. The main floor boasts 9' ceilings, large bright windows, modern engineered hardwood flooring, an open-concept layout, quartz countertops, white cabinetry, gas range, and stylish lighting. Upstairs features engineered hardwood flooring throughout, with three bedrooms, each with its own 4-pc ensuite. The legal basement suite includes vinyl plank throughout, two spacious bedrooms, a 4-pc bath, a second kitchen, and a second laundry, providing excellent rental income potential. Complete with a double detached garage--a fantastic investment opportunity! (id:6769)

Family room 9.98 * 2.42
Bedroom 4 2.85 * 2.90
Bedroom 5 2.97 * 2.62
Second Kitchen 3.30 * 2.14
Living room 5.47 * 4.27
Dining room 3.28 * 4.27
Kitchen 4.96 * 3.51
Primary Bedroom 3.71 * 3.69
Bedroom 2 3.35 * 3.09
Bedroom 3 3.71 * 3.70

Listing Presented By:

Originally Listed by:
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