



Edmonton Alberta

\$1,765,000

RARE BELGRAVIA LOCATION FACING GREENSPACE & THE RIVER VALLEY! This exceptional 5-bedroom, 4-full-bathroom family home offers an incredible opportunity to live in one of Edmonton's most sought-after neighbourhoods, directly across from beautiful green space leading to the river valley. Designed for a growing or multi-generational family, the spacious floor plan delivers room to live, work, entertain and unwind. Enjoy a dedicated theatre room, home gym, generous living spaces and the everyday convenience of an attached garage. Major updates provide added peace of mind, including two newer furnaces and a brand-new roof. The location is truly hard to replicate—enjoy nearby river valley trails, greenspace and an off-leash dog walking area, all while being just minutes from the University of Alberta campus and hospital and within easy reach of the LRT. Belgravia is loved for its beautiful tree-lined streets, established character and exceptional access to Edmonton's river valley and central amenities! (id:6769)

Bedroom 5 4.08 m X 3.37 m

Recreation room 4.05 m X 3.99 m

Living room 4.38 m X 3.52 m

Dining room 4.43 m X 3.52 m

Kitchen 4.72 m X 4.1 m

Family room 4.48 m X 4.09 m

Office 4.09 m X 3.03 m

Laundry room 2.35 m X 2.18 m

Breakfast 4.79 m X 2.81 m

Primary Bedroom 7.09 m X 4.45 m

Bedroom 2 4.46 m X 3.5 m

Bedroom 3 4.03 m X 3.02 m

Bedroom 4 4.1 m X 3.26 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://proctorteam.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.