



## Edmonton Alberta

\$455,000

Modern and upgraded 2 bed, 2 bath unit in the sought-after Belgravia Square. This home features one of the largest balconies in the building, facing a beautiful tree-lined street, with added lighting and electrical outlets inside and out. The chef's kitchen includes an extended island, upgraded lighting, and enhanced storage. Both bedrooms offer built-in wardrobes, and the primary suite includes a full ensuite. Also included are in-suite laundry, a private storage cage, and 2 heated underground parking stalls. Built from concrete and steel with geothermal heating/cooling and solar panels, this eco-conscious building is just steps from the LRT, U of A, Whyte Avenue, and River Valley trails. Enjoy access to the rooftop patio, bike storage, and unbeatable walkability in one of Edmonton's most vibrant and connected communities. (id:6769)

Living room 13'0" x 13'6"

Dining room 9'1" x 13'6"

Kitchen 13'2" x 13'6"

Primary Bedroom 12'11" x 12'3"

Bedroom 2 12'0" x 9'6"

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Liv Real Estate

<https://www.livrealstate.ca/agent/alison-dowdall/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net