



## Edmonton Alberta

\$449,900

In the heart of Belgravia, The Grand Scala defines luxury townhouse living. This bright, open-concept two-storey executive home offers over 1,300 sq ft on a tree-lined street. The main floor features hardwood, Hunter Douglas blinds, quartz countertops, upgraded appliances, and exceptional kitchen storage. Its timeless design suits both modern and contemporary tastes. Upstairs offers two bedrooms plus a stylish den with built-in cabinetry—perfect for working from home. The primary suite includes a California Closet and private south-facing balcony. A Murphy bed with shelving enhances the guest room's flexibility. Enjoy a sunny main-floor patio, two underground parking stalls, storage, and front and rear entrances. Steps to cafes, the River Valley, LRT, U of A, downtown, and Rogers Place—ideal for a simplified live-work-play lifestyle. (id:6769)

Living room 3.86 m X 3.99 m

Dining room 2.59 m X 3.31 m

Kitchen 2.92 m X 4.47 m

Primary Bedroom 3.23 m X 3.61 m

Bedroom 2 1.51 m X 2.55 m

Office 2.05 m X 2.4 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.mwrealty.ca/>



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