



Edmonton Alberta

\$2,100,000

Situated in one of Belgravia's best locations, this unique, custom-built 1991 architecturally designed contemporary home spans 4,106 sq ft across two lots totaling 12,510 sq ft. Crafted to maximize its wonderful River Valley views, the main living areas—including entertaining-sized living and dining rooms—are elevated on the second level, which opens beautifully onto two large deck areas. The impressive layout features 4 bedrooms, an upper den/office, a double attached garage, and a main floor great room boasting 9-foot ceilings. Beyond its exceptional contemporary design, this property offers a superb lifestyle location within easy walking distance to the University of Alberta, the hospitals, and the scenic walking and biking trails of the river valley, all while ensuring a very short, effortless commute to downtown. (id:6769)

Bedroom 2 4.05 m X 4.06 m

Bedroom 3 3.46 m X 4.68 m

Bedroom 4 3.52 m X 3.53 m

Great room 6.05 m X 8.66 m

Mud room 2.25 m X 1.78 m

Living room 10.01 m X 9.28 m

Dining room 3.51 m X 4.54 m

Kitchen 2.47 m X 4.73 m

Den 2.88 m X 3.49 m

Primary Bedroom 4.03 m X 5.26 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.edshomepage.com/>



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