



## Edmonton Alberta

\$1,475,000

Belgravia. Steps from Saskatchewan Drive and the river valley trails. This 4+1 bed, 4.5 bath infill on a 50' lot is built for the neighbourhood it sits in. Inside, 11' painted ceilings, designer lighting, and wide plank hardwood throughout the main and upper floors. The main floor has it all: living and dining rooms, a chef's kitchen with a large island and professional appliances, a butler's kitchen, and a dedicated office. Upstairs, 4 beds including a primary w/ full ensuite and views toward Saskatchewan Drive, plus a jack & jill and a private ensuite for the other three. Basement delivers a wet bar, rec room, theatre room w/ projector and home theatre system included, 5th bed, and full bath. Landscaping redone in 2022; low-maintenance out front, with grass & a veggie garden out back. Features: 3-zone heating, HRV, HEPA filtration w/ dedicated cabinet (2025), reverse osmosis, A/C (2021), insulated and drywalled garage. Walk to the U of A and the hospital. Belgravia doesn't often give up homes like this. (id:6769)

Family room 5.31 m X 4.26 m

Bedroom 5 4.62 m X 3.56 m

Recreation room 8.64 m X 3.77 m

Storage 3.77 m X 2.23 m

Living room 6.29 m X 3.99 m

Dining room 3.99 m X 2.77 m

Kitchen 5.45 m X 4.4 m

Mud room 2.52 m X 1.75 m

Office 3.96 m X 3.05 m

Primary Bedroom 4.48 m X 3.98 m

Bedroom 2 4.53 m X 2.93 m

Bedroom 3 3.44 m X 3.32 m

Bedroom 4 4.01 m X 3.1 m

Bonus Room 2.73 m X 1.98 m

Laundry room 2.39 m X 1.65 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.