



Edmonton Alberta

\$1,050,000

Rare opportunity in the highly sought-after neighbourhood of Belgravia! This spacious bungalow sits on a generous 937 m² (75+ x 134 ft) lot with rear lane access --offering outstanding development potential in one of Edmonton's most prestigious riverside communities. The home delivers 1,548 sq ft on the main level plus a fully developed 1,326 sq ft basement. The bright main floor features a welcoming entryway, generous living room with wood-burning fireplace, separate dining room, functional kitchen with ample cabinetry, and three well-sized bedrooms including a spacious master suite. The finished basement adds exceptional versatility with a large recreation room, family room, den/office, two additional bedrooms, a modern 3-piece bath with glass shower, and a dedicated laundry room. Steps from the University of Alberta, Whitemud Ravine trails, and the North Saskatchewan River valley. Perfect for families, investors, or developers -- oversized lots in Belgravia rarely come to market. Welcome home! (id:6769)

Family room 7.32 m X 4.15 m

Den 3.75 m X 4.14 m

Bedroom 4 2.74 m X 4.14 m

Bonus Room 2.68 m X 4.11 m

Office 3.18 m X 4.14 m

Living room 6.16 m X 4.77 m

Dining room 2.95 m X 4.02 m

Kitchen 4.89 m X 4.02 m

Primary Bedroom 4.61 m X 3.56 m

Bedroom 2 2.75 m X 3.57 m

Bedroom 3 3.41 m X 3.92 m

Listing Presented By:



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Homes & Gardens Real Estate
Limited



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