



## Edmonton Alberta

\$699,000

Spacious 2557 sq.ft. 2-story home in the heart of Belgravia! Situated on quiet tree-lined street with a 600 sq.m. lot (54'x120'), backing the Charles Simmonds Park! The home is bright + open with great natural light, plus numerous upgrades including windows (2020), shingles (2020), sewer line, eaves, electrical. As you enter you are greeted with hardwood flooring in the living room area, plus new lino throughout the kitchen, dining + hallway. The dining room has a wood-burning fireplace for warmth and ambiance, with easy access out to the deck, yard + views of the park. The upper levels have a total of 5 bedrooms, with two full bathrooms on the top floor plus a small bonus room area. On the main you will also find another usable office/bedroom, with 2-piece bath adjacent to it. The lower level features a rec room area with t + g pine, laundry area + extra storage. Complete the package with a double detached garage + large driveway. Great location close to parks, U of A, River Valley, Whyte Avenue + LRT! (id:6769)

Family room Measurements not available

Recreation room 3.77 m X 11.5 m

Laundry room 3.38 m X 2.92 m

Living room 4.07 m X 8.02 m

Dining room 4.77 m X 3.61 m

Kitchen 2.47 m X 6.24 m

Bedroom 5 3.82 m X 4.08 m

Primary Bedroom 4.08 m X 4.56 m

Bedroom 2 2.93 m X 3.77 m

Bedroom 3 2.95 m X 3.77 m

Bedroom 4 3.15 m X 4.08 m

Listing Presented By:



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RE/MAX Real Estate

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



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