



Edmonton Alberta

\$799,900

Charming mid-century bungalow in Belgravia on a rare oversized 60' x 140' lot -- over 1,460 sqft above grade with a fully finished basement, 3 bedrooms, double detached garage, and back lane access. The standout feature is a stunning 4-season glass sunroom with heated ceramic tile floors overlooking the mature back garden. The kitchen retains its original character with glass-front upper cabinets, upgraded drawer-style lowers, and a gas stove. Spacious primary bedroom with abundant built-in storage. Basement includes a third bedroom and additional living space. Updated shingles (2010), hot water tank (2020), paint (2021), and new laminate flooring. Underground sprinkler system front and back. Steps from the North Saskatchewan River Valley, University of Alberta, Belgravia LRT, and University Hospital. The 60 ft lot width also presents a rare subdivision opportunity -- four immediate neighbors on this block have already redeveloped. An exceptional property for end users and builders alike. (id:6769)

Den 3.66 x 2.90

Bedroom 3 3.48 x 3.40

Recreation room 7.80 x 3.64

Storage 3.60 x 3.27

Living room 5.60 x 3.84

Dining room 3.26 x 2.70

Kitchen 3.81 x 3.37

Primary Bedroom 6.61 x 3.60

Bedroom 2 3.42 x 3.05

Sunroom 3.72 x 3.5

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
Limited



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.