



## Edmonton Alberta

\$619,900

GREAT INVESTMENT OPPORTUNITY in BELGRAVIA, and just steps away from the UNIVERSITY of ALBERTA, and only a few hundred metres to Belgravia LRT (next stop: University Station). This 2-storey infill c/w a SEPARATE ENTRANCE and rough-ins for a FUTURE LEGAL SUITE offering great rental potential for student & professionals alike! Offering 4 beds and 4bath, this half-Duplex features ACRYLIC STUCCO and LUX PANELS with LOW-MAINTENANCE LANDSCAPING front and back, including ARTIFICIAL TURF. Inside HARDWOOD flooring, QUARTZ counters, bar area, gas fireplace. The 2nd floor offers a SPACIOUS PRIMARY bedroom with large walk-in closet, DUAL-SINK ENSUITE, and BALCONY. Two more bedrooms, upstairs laundry, and a 4-pc bath complete the 2nd level. The FULLY FINISHED BASEMENT includes a large family room, 4th bedroom, full bath. DOUBLE GARAGE, modern exterior, and walkable location close to cafes, transit, parks, and Edmonton's core amenities make this a turnkey option for professionals, families, or investors alike. (id:6769)

Family room 9.28 m X 5.51 m

Bedroom 4 3.55 m X 2.6 m

Utility room 4.17 m X 1.78 m

Living room 7.84 m X 4.5 m

Dining room 3.44 m X 4.16 m

Kitchen 3.4 m X 3.03 m

Primary Bedroom 4.49 m X 3.84 m

Bedroom 2 3.38 m X 3.38 m

Bedroom 3 3.41 m X 2.9 m

Listing Presented By:



Originally Listed by:  
Real Broker



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