



## Edmonton Alberta

\$749,900

Discover this impeccable 1498 sqft 1.5-storey home in the sought-after McKernan/Belgravia neighborhood. The main floor boasts beautiful oak hardwood flooring and a reno'd ('19) kitchen with high end European appliances. The living rm features a cozy wood stove, while the family rm, den, and a reno'd ('18) 3pc bath with laundry chute to complete the space. Upstairs, you'll find the primary bedrm, a spacious 2nd bedrm, both with vaulted ceilings and 2pc bath. The partially finished basement includes a large rec rm and a laundry/hobby rm. Outside, enjoy your private retreat with professional landscaping, mature fruit trees, gardens, perennial flowers and cedar deck. This home is packed with upgrades: shingles in 2010, complete electrical upgrade and kitchen/dining rm walls were opened up in 2014 to create an open, airy feel. Ideally located within walking distance to U of A, River Valley, and the LRT, making it a perfect choice for professionals. This exceptional home offers both comfort and elegance. (id:6769)

Recreation room 6.65 m X 4.15 m

Laundry room 6.98 m X 3.74 m

Living room 5.47 m X 3.75 m

Dining room 3.43 m X 2.93 m

Kitchen 3.88 m X 2.41 m

Family room 4.35 m X 3.91 m

Den 3.73 m X 3.07 m

Primary Bedroom 4.71 m X 3.59 m

Bedroom 2 3.61 m X 3.59 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.chrishampson.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)