



## Edmonton Alberta

\$759,000

Welcome Home! Nestled in the McKernan/Belgravia community this home has 4 bedrooms, 2.5 Bath and over 2150sf of living space. The upper levels host the Primary bedroom with 3pc ensuite, walk-in closet and its own west facing deck, a large Bedroom/Office with vaulted ceiling, plus 2 additional Bedrooms + 4pc Main Bath. The main floor has a comfortable Living Room with wood burning FP, French Doors, an open Kitchen with stainless appliances, peninsula w/bar top seating, a large Dining Room with a wood stove, and an adjacent Flex Room makes for a wonderful entertaining space. Patio doors extend from the Dining Room to a private south facing backyard featuring fruit trees and shrubs. Large windows throughout the home bring in lots of natural light. Recent upgrades include Furnace and Air Conditioning(2019). The home is walking distance to the University of Alberta, Hospitals, LRT, Public Schools and minutes away from the River Valley. (id:6769)

Family room 3.42 m X 4.54 m

Laundry room Measurements not available

Living room 4.62 m X 3.74 m

Dining room 4.5 m X 3.92 m

Kitchen 3.5 m X 4.09 m

Primary Bedroom 7.09 m X 4.77 m

Bedroom 2 3.58 m X 5.28 m

Bedroom 3 2.76 m X 4.65 m

Bedroom 4 3.47 m X 3.05 m

Listing Presented By:



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