



Edmonton Alberta

\$775,000

A rare opportunity in Belgravia! Set on a large reverse-pie corner lot, this unique nearly 2,500 sq. ft. home offers incredible flexibility. Move in and enjoy, renovate to your taste, or explore the potential to create your dream home in one of Edmonton's most sought-after communities. The distinctive layout features bright, open bungalow-style main-floor living with large windows and a second-storey primary bedroom loft. With a few minor modifications, the main living area offers excellent accessibility. Outside, enjoy an enclosed private patio, sunny east-facing deck with pergola and established garden. Updates include newer furnaces, A/C, roof, stucco, main-floor double-pane windows and stamped concrete. Single attached garage with large driveway. Steps from Belgravia Park, the off-leash area and River Valley trails, with the U of A, University of Alberta Hospital and Whyte Avenue minutes away. A unique property in an exceptional location with exciting possibilities. (id:6769)

Living room 4.92 m X 5.59 m

Dining room 3.43 m X 2.83 m

Kitchen 5.27 m X 3.47 m

Family room 5.51 m X 5.79 m

Bedroom 2 3.49 m X 4.08 m

Bedroom 3 3.48 m X 3.65 m

Primary Bedroom 4.32 m X 6.48 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.edmontonrealestate.net/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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.