



## Edmonton Alberta

\$599,900

Incredible Opportunity! This 1,378 sq.ft bungalow is set on a spacious 60 ft x 101 ft (6012 sq.ft - 558 m<sup>2</sup>) lot in the desirable Belgravia neighborhood. With great potential for first-time buyers, growing families, builders, and investors, this home offers plenty of possibilities. The bright and open main floor is flooded with natural light and features 3 bedrooms, a 3-piece bathroom, kitchen, and hardwood flooring throughout. The fully finished basement, accessible via a separate entrance, includes a kitchen, den, 3-piece bathroom, and a large recreation room. Recent updates include newer windows, roof, and furnace. Conveniently located within walking distance to U of A, hospital, schools, and LRT system, and just blocks from the river valley and an extensive trail network. (id:6769)

Den Measurements not available

Living room 4.1 m X 7.48 m

Dining room 4.28 m X 2.67 m

Kitchen 2.38 m X 4.79 m

Primary Bedroom 3.16 m X 4.3 m

Bedroom 2 3.21 m X 2.6 m

Bedroom 3 4.1 m X 4.28 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)