



Edmonton Alberta

\$669,000

Exceptional central Belgravia location directly facing the park and school, steps from river valley trail access! Bask in your backyard orchard featuring apples, pears, plums, cherries, raspberries, and more! This 1,040 sq ft bungalow features 2+2 bedrooms, a large kitchen, and a fully finished basement which almost doubles your living space. A perfect blend of classic character and modern functionality with multiple recent upgrades including a new boiler (2021), upgraded municipal sewer (2022), decking (2023), eavestrough with leaf guard (2023), and fence (2024). Great for families or young professionals wanting a cozy home close to the University of Alberta, LRT, Whyte Avenue, and the river valley! The 51' frontage x 130' depth also provides ample opportunity for future redevelopment in an ideal location. (id:6769)

Family room 7.2 m X 5.15 m

Bedroom 3 3.42 m X 3.11 m

Bedroom 4 3.73 m X 3.11 m

Living room 5.43 m X 4.4 m

Dining room 3.09 m X 1.79 m

Kitchen 3.81 m X 3.59 m

Primary Bedroom 3.66 m X 3.63 m

Bedroom 2 3.6 m X 3.49 m

Listing Presented By:



Originally Listed by:
Bermont Realty (1983) Ltd

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