



## Edmonton Alberta

\$875,000

STEPS away from the renowned River Valley system this home is the one you have been waiting for! Beautiful 2-storey home in desirable Belgravia neighbourhood, close to U of A with a WALK OUT BASEMENT. Walking in you are greeted by a generous hallway and on either side is a formal dining room and a large and bright home office. The main floor also includes a walk-through pantry, a spacious kitchen, a welcoming living room with a gas fireplace & south-facing balcony. Upstairs the master suite is huge and can easily accommodate a king sized bed, walk-in shower & north/south balconies. Fully finished basement with a family room, guest suite, mud room, & laundry. Tandem attached garage & private, well-treed lot. Near LRT & River Valley trails. Recent updates include kitchen & bathrooms, air conditioner, furnace, washer/dryer, & gas stove. Walking distance to the river valley, University of Alberta, Cross Cancer Institute and the LRT. Don't miss this opportunity in one of the best communities in Edmonton! (id:6769)

Bedroom 4 3.3 m X 2.7 m

Living room 3.7 m X 3.1 m

Dining room 3 m X 3.6 m

Kitchen 3.3 m X 3 m

Den 3 m X 3 m

Primary Bedroom 5 m X 3.6 m

Bedroom 2 3.3 m X 2.9 m

Bedroom 3 3.3 m X 3.2 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

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