



Edmonton Alberta

\$2,100,000

Situated in one of Belgravia's best locations, this unique, custom-built 1991 architecturally designed contemporary home spans 4,106 sq ft across two lots totaling 12,510 sq ft. Crafted to maximize its wonderful River Valley views, the main living areas—including entertaining-sized living and dining rooms—are elevated on the second level, which opens beautifully onto two large deck areas. The impressive layout features 4 bedrooms, an upper den/office, a double attached garage, and a main floor great room boasting 9-foot ceilings. Beyond its exceptional contemporary design, this property offers a superb lifestyle location within easy walking distance to the University of Alberta, the hospitals, and the scenic walking and biking trails of the river valley, all while ensuring a very short, effortless commute to downtown. (id:6769)

Bedroom 2 4.05 m X 4.06 m

Bedroom 3 3.46 m X 4.68 m

Bedroom 4 3.52 m X 3.53 m

Great room 6.05 m X 8.66 m

Mud room 2.25 m X 1.78 m

Living room 10.01 m X 9.28 m

Dining room 3.51 m X 4.54 m

Kitchen 2.47 m X 4.73 m

Den 2.88 m X 3.49 m

Primary Bedroom 4.03 m X 5.26 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://www.edshomepage.com/>



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.