



## Edmonton Alberta

\$799,900

Charming mid-century bungalow in Belgravia on a rare oversized 60' x 140' lot -- over 1,460 sqft above grade with a fully finished basement, 3 bedrooms, double detached garage, and back lane access. The standout feature is a stunning 4-season glass sunroom with heated ceramic tile floors overlooking the mature back garden. The kitchen retains its original character with glass-front upper cabinets, upgraded drawer-style lowers, and a gas stove. Spacious primary bedroom with abundant built-in storage. Basement includes a third bedroom and additional living space. Updated shingles (2010), hot water tank (2020), paint (2021), and new laminate flooring. Underground sprinkler system front and back. Steps from the North Saskatchewan River Valley, University of Alberta, Belgravia LRT, and University Hospital. The 60 ft lot width also presents a rare subdivision opportunity -- four immediate neighbors on this block have already redeveloped. An exceptional property for end users and builders alike. (id:6769)

Den 3.66 x 2.90

Bedroom 3 3.48 x 3.40

Recreation room 7.80 x 3.64

Storage 3.60 x 3.27

Living room 5.60 x 3.84

Dining room 3.26 x 2.70

Kitchen 3.81 x 3.37

Primary Bedroom 6.61 x 3.60

Bedroom 2 3.42 x 3.05

Sunroom 3.72 x 3.5

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate Limited



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