



## Edmonton Alberta

\$1,050,000

Opportunity knocks in prestigious Belgravia with this rare chance to own a beautifully maintained home on a MASSIVE 11,210 SF lot! Featuring rear lane access and strong redevelopment potential, including the option to subdivide into 2 generous lots. This 1,281 SF Bungalow offers 3 bedrooms and 1.5 baths with a bright open-concept layout. The renovated kitchen showcases quartz countertops, high-end SS appliances, custom cabinetry, and a stylish tiled backsplash. Hardwood flooring, neutral paint, California knockdown ceilings with pot lights, and upgraded fixtures complete the warm, contemporary feel. Other notable features include central A/C, triple-pane windows, newer shingles on the house, hot water tank, and sewer line replaced in 2019. The unfinished basement offers 1,200+ SF. Only steps to the North Saskatchewan River & walking distance to the University of Alberta, hospitals, & LRT, with quick access to downtown. Lot size approx. 63.7 ft front | 94.6 ft rear | 145 ft north | 141.6 ft south. (id:6769)

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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



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