



Edmonton Alberta

\$775,000

A rare opportunity in Belgravia! Set on a large reverse-pie corner lot, this unique nearly 2,500 sq. ft. home offers incredible flexibility. Move in and enjoy, renovate to your taste, or explore the potential to create your dream home in one of Edmonton's most sought-after communities. The distinctive layout features bright, open bungalow-style main-floor living with large windows and a second-storey primary bedroom loft. With a few minor modifications, the main living area offers excellent accessibility. Outside, enjoy an enclosed private patio, sunny east-facing deck with pergola and established garden. Updates include newer furnaces, A/C, roof, stucco, main-floor double-pane windows and stamped concrete. Single attached garage with large driveway. Steps from Belgravia Park, the off-leash area and River Valley trails, with the U of A, University of Alberta Hospital and Whyte Avenue minutes away. A unique property in an exceptional location with exciting possibilities. (id:6769)

Living room 4.92 m X 5.59 m

Dining room 3.43 m X 2.83 m

Kitchen 5.27 m X 3.47 m

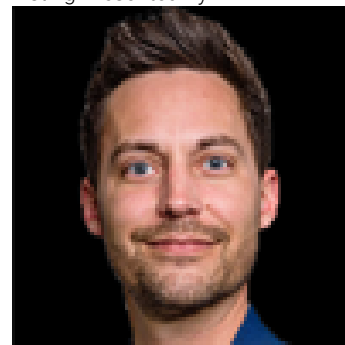
Family room 5.51 m X 5.79 m

Bedroom 2 3.49 m X 4.08 m

Bedroom 3 3.48 m X 3.65 m

Primary Bedroom 4.32 m X 6.48 m

Listing Presented By:



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