



## Edmonton Alberta

\$779,990

Investor Alert! Incredible location just steps from the University of Alberta Hospital, UofA Campus, LRT, and Whyte Ave, with easy access to downtown. This stunning 2022-built 1,604 sq ft half duplex in Belgravia features 3+2 bedrooms and 4.5 baths, plus a fully finished legal basement suite with a separate entrance offering an additional ~740 sq ft of living space. The main floor boasts 9' ceilings, large bright windows, modern engineered hardwood flooring, an open-concept layout, quartz countertops, white cabinetry, gas range, and stylish lighting. Upstairs features engineered hardwood flooring throughout, with three bedrooms, each with its own 4-pc ensuite. The legal basement suite includes vinyl plank throughout, two spacious bedrooms, a 4-pc bath, a second kitchen, and a second laundry, providing excellent rental income potential. Complete with a double detached garage--a fantastic investment opportunity! (id:6769)

Family room 9.98 \* 2.42

Bedroom 4 2.85 \* 2.90

Bedroom 5 2.97 \* 2.62

Second Kitchen 3.30 \* 2.14

Living room 5.47 \* 4.27

Dining room 3.28 \* 4.27

Kitchen 4.96 \* 3.51

Primary Bedroom 3.71 \* 3.69

Bedroom 2 3.35 \* 3.09

Bedroom 3 3.71 \* 3.70

Listing Presented By:



Originally Listed by:  
Century 21 Masters



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