



## Edmonton Alberta

\$729,000

Belgravia! Ideal premier location near University with easy access to public transit and nature! This spacious home offers over 2400 SF of living space, featuring 3 bedrooms, 4 bathrooms, 2 fireplaces, skylights, ample storage, a cozy family room, deck, and a secluded backyard surrounded by mature trees. The fully finished basement includes a bedroom, gym room, and full bathroom for added convenience. Enjoy the convenience of living in a prime location near the University with public transportation, LRT, and Saskatchewan Drive just steps away. Take advantage of the nearby walking trails and parks, as well as the close proximity to McKernan Elementary School, the university hospital, and campus all within a few minutes' walk! (id:6769)

Den 3.49 m X 3.56 m

Bedroom 3 3.11 m X 6.14 m

Laundry room 4.29 m X 2.47 m

Living room 4.74 m X 5.46 m

Dining room 3.7 m X 5.92 m

Kitchen 4.47 m X 5.46 m

Bedroom 2 3.42 m X 3.67 m

Mud room 1.73 m X 3.42 m

Primary Bedroom 5.46 m X 4.9 m

Office 1.98 m X 3.19 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://wendyandwilson.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.