

**Edmonton**

11519 75 AV NW

Belgravia

T6G 0H9

LP:

SP:

\$885,000**Listing ID #** E4448305**Building Type** Detached Single Family**Style** 2 Storey**Year Built** 1993**Full Baths** 4**Half Baths** 1**Total Baths** 4.1**Tot Flr AG SqFt** 1,963.89**Sold Date****Bedrooms Above** 3**Bedrooms Total** 5**Basement** Full**Basement Dev** Fully Finished**Tot Flr AG SqM** 182.45**ACTIVE****URL-Virtual Tour** **URL-Brochure**

Looking for a home that is close to great primary schools, University of Alberta, Whyte Avenue/Old Strathcona, the LRT, River Valley trails AND has tons of opportunity? Welcome to this light filled 2 storey home in prestigious Belgravia which includes a backyard heated studio! 5 bedrooms + 4.5 bathrooms and south backyard with huge newer deck plus front porch. Main level offers charming private office as well as open concept kitchen, dining & living room overlooking the mature backyard. Upstairs you'll love the primary with vaulted ceilings, separate shower/soaker tub and walk in closet. 2 more bedrooms, full bath & laundry complete this level. Basement offers two sections, each with their own bedroom, full bathroom and recreation spaces. Laundry hook up + private basement access from the garage offers endless potential! New induction stove, hood fan & 1/2 bath vanity + newer refrigerator, washer & dryer. Roof was replaced in 2020. Front attached double garage with two car driveway means parking for 4!

Directions

Living Room	4.19x4.85	M	Bedroom 3	3.62x2.86	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.21x3.56	M	Bedroom 4	3.89x2.87	B	1	2	M	No	Main		
Kitchen	3.28x3.56	M	Bedroom	3.89x2.87	B	2	4	U	Yes	Upper		
Family Room	4.20x3.49	M				3	3	U	No	Above Grd		
Den	3.82x2.75	M				4	3	L	No	Lower		
Bonus Room						5	3	L	No	Below Grd		
Primary Bedrm	4.23x5.94	U				6				Tot Flr AG	182.45	1,963.89
Bedroom 2	2.74x3.87	U				7				# Finished	3	

Heat Source Natural Gas**Heat Type** Forced Air-1**Foundation** Concrete**Roof Type** Asphalt Shingles**Exterior** Vinyl**Flooring** Ceramic Tile, Hardwood, Vinyl Plank**Features** Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stove-Induction, Curtains and Blinds**Site Features** Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby**Parking** Double Garage Attached**Road Access** Paved**Construction** Wood Frame**Basement** Full / Fully Finished**Separate Ent** Yes**2nd Suite** No**Garage Suite****Garden Suite****Lot Shape** Rectangular**Lot Size SqM** 544.18**Zoning****Tax Amount** \$8,454.32 / 2025**Conform Type****Conform Year****Goods Excl** TV Wall Mount. Alarm System could stay.**Warranty** None**Fireplace** Yes**FP Fuel** Gas**FP Type** Mantel**HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls****Park Encl/Tot** 2 / 4**Garage Dim** 20.4 x 24.5

Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	