

# \$715,000 - 11819 75 Av Nw, Edmonton

MLS® #E4453314

**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Single Family on 0.19 Acres

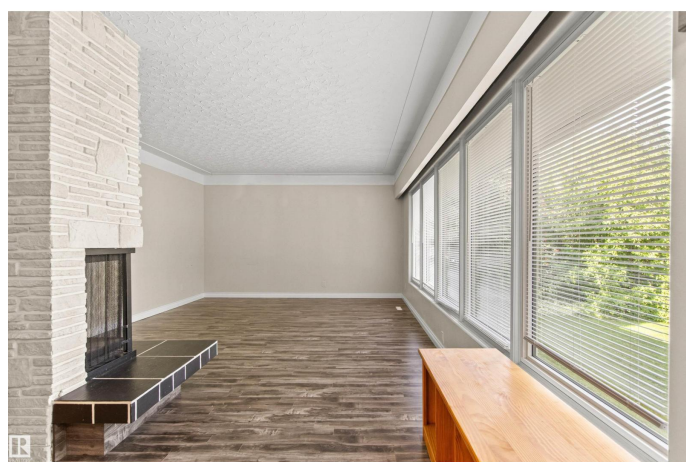
Belgravia, Edmonton, Alberta

One of Belgravia's best locations, walking distance to the hospitals, the UofA, the walking /biking trails of the river valley, 2 LRT stations & a short commute to the Royal Mayfair GCC & downtown. This solid 1398 sq ft all brick bungalow is just waiting for an imaginative new owner to bring this home into today with a new contemporary look & feel. Imagine the possibilities with this 4-bed 3-bath home that sits on a huge 8395 sq ft lot. Starting with a super bright living room, the main floor features a spacious dining area & kitchen, a 4-pce main bath, & 3 BDRMS one with a 3-pce ensuite & W-I closet. With high ceilings, the fully developed basement is well planned & includes a huge RR with a wet bar, an extra bedroom, a 3-pce bath, a den/office, & plenty of storage. This home has upgraded windows, an HE furnace, laminate flooring, a single heated attached garage, a patio area & a large sunny south yard with alley access. With immediate possession, make this custom-built home into your Belgravia Beauty! (id:6289)

Built in 1956

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4453314  |
| Price          | \$715,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Square Footage | 1,399     |



|            |               |
|------------|---------------|
| Acres      | 0.19          |
| Year Built | 1956          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11819 75 Av Nw |
| Subdivision | Belgravia      |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T6G0J4         |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill |
| Features       | Treed, Lane, Wet bar                                                 |
| Parking Spaces | 3                                                                    |
| Parking        | Attached Garage                                                      |
| # of Garages   | 1                                                                    |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Forced air                                                                                                                    |
| # of Stories | 1                                                                                                                             |
| Has Basement | Yes                                                                                                                           |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Noralta Real Estate |
|----------------|----------------------------------|



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