# \$1,150,000 - N/A, Edmonton

MLS® #E4459312

# \$1,150,000

3 Bedroom, 3.00 Bathroom, 2,197 sqft Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Stunning new 2.5-storey luxury infill in Belgravia! Look at that river valley view from the third-floor balcony! The main floor impresses with 10' ceilings, a glass-enclosed den, sleek central living space, & a chef's kitchen including built-in espresso machine & beverage cooler, a massive sit-up island with waterfall countertop, & full dining area. Upstairs offers 3 spacious bedrooms, laundry, a 4pc jack-n-jill bath, & a luxe primary suite with a huge walk-in closet & spa-style ensuite. The top floor features LVP flooring, a half bath, & a versatile flex space with glass railings & panoramic views. The basement has 9' ceilings, a separate side entrance, & is roughed in for a 2-bedroom legal suite. Additional features: rear deck, double detached garage, solar panel/EV charger rough-ins. Walk to U of A, LRT, parks, top schools, & trails. A rare opportunity to own an elevated new build in one of Edmonton's most prestigious neighbourhoods. Excellent school catchments for the kiddos & a prime landing spot!

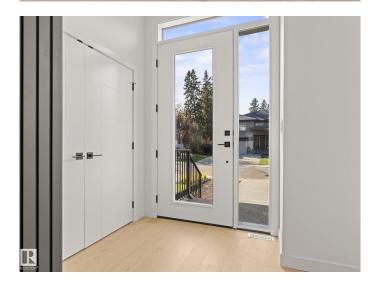
Built in 2024

## **Essential Information**

MLS® # E4459312 Price \$1,150,000







Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 2,197

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

# **Community Information**

Address N/A

Area Edmonton
Subdivision Belgravia
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 1W6

#### **Amenities**

Amenities Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural

Gas, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Heat Exchanger, Natural Gas BBQ Hookup, 9 ft.

Basement Ceiling, Rooftop Deck/Patio

Parking Spaces 4

Parking Double Garage Detached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener,

Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator,

Stove-Countertop Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 3

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Metal, Stucco, Vinyl

Exterior Features Back Lane, Flat Site, Level Land, Paved Lane, Playground Nearby,

River Valley View, Schools, View City

Roof Asphalt Shingles

Construction Wood, Metal, Stucco, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Belgravia School
Middle McKernan School
High Strathcona School

## **Additional Information**

Date Listed September 24th, 2025

Days on Market 2

Zoning Zone 15

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Listing information last updated on September 26th, 2025 at 6:47am MDT