



**Edmonton**  
7435 119 ST NW

**15 Belgravia**

**LP: \$699,900**

**SP:**



**ACTIVE**

**Type:** Detached Single Family  
**Style:** Bungalow  
**Year Built:** 1952  
**Full Baths:** 2  
**Half Baths:** 0  
**Tot A.G. SqFt:** 1,418.70

**Listing ID#:** E4146138  
**Bdrms Above:** 3  
**Bdrms Total:** 4  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 131.80

This fully finished Belgravia bungalow is move in ready. Grand living room featuring a brick wall fireplace, newer picture windows-side crank windows(2017), open concept to your dining room with access to kitchen. Newer s/s appliances(2018), great countertop & cabinet space with potential for raised eating bar. Pantry room is off kitchen. Tucked away at the back of the house are 3 bedrooms & 4-piece bathroom. Original hardwood floors throughout main, front to back entry has ceramic tile. New interior back & garage doors(2019), living & dining room new baseboards & some walls painted (2019). Roof & shingles (2012). Nest thermostat & 'smart' light switches (2017). Fully finished basement with entertainment space & rumpus room separated from additional bedroom, 3-piece bathroom & laundry room(washer/dryer 2016). Fully fenced backyard with: green space, playhouse & low wood deck with attached pergola. Single attached garage & newer garage door(2017). Walking distance to LRT, UofA & UofA Hospital.

**Directions:**

**Virtual Tour:** <https://youtu.be/kZeb9ALG944>

**Brochure:** <http://www.7435-119st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y						<b>Lowr:</b>		
<b>Fireplace Type:</b>	Brick Facing						<b>BIGd:</b>		
<b>Fireplace Fuel:</b>	Electric						<b>Total A.G.:</b>	131.80	1,418.70
<b>Parking:</b>	Front Drive Access, Single Garage Attached								
<b>Garage Dim:</b>	5.79x3.66		<b>Prk Encl/Ttl:</b>		1 / 2				

<b>Living Room:</b>	4.57x4.11	M	<b>Master Bedroom:</b>	4.27x3.35	M	<b>Game Room</b>	6.10x3.35	B
<b>Dining Room:</b>	3.51x3.05	M	<b>Bedroom 2:</b>	3.66x3.35	M	<b>Laundry Room</b>	3.05x1.83	B
<b>Kitchen:</b>	3.66x3.20	M	<b>Bedroom 3:</b>	3.20x2.44	M			
<b>Family Room:</b>			<b>Bedroom 4:</b>	3.96x3.35	B			
<b>Den:</b>			<b>Second Family Room</b>	4.72x3.81	B			
<b>Bonus Room:</b>								

**Flooring:** Carpet, Ceramic Tile, Hardwood  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Vinyl  
**Site Influences:** Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Treed Lot

**Foundation:** Concrete  
**Heating Type:** Forced Air-1  
**Heat Source:** Natural Gas  
**Features:** Deck, Detectors Smoke

**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:** 2 camera doorbells.

**Warranty:**

**Elem School:** **Jr. High School:** **Sr High School:**

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>	<b>HOA Fee:</b>	
<b>Floor Location:</b>	<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** 740.35  
**Frontage:** 28.04  
**Conform:**  
**Taxes:** \$5,603.03 2018

**Depth:** 40.37  
**Conform Yr:**

**Lot Shape:** Irregular  
**Zoning:**  
**Front Expos:** Northwest  
**Local Improve:**

**Lot Dimen:**