

## \$975,000 - 7303 118a Street, Edmonton

MLS® #E4432840

**\$975,000**

4 Bedroom, 2.00 Bathroom, 1,229 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Substantially renovated, this stunning 1228 sf bungalow is situated on a quiet street in the heart of Belgravia. River valley parks, trails and off-leash areas are a stroll away, the U of A is within walking/cycling distance and there are 2 LRT stations nearby. The main floor was completely redone in 2017, including a stunning kitchen with high-end Miele appliances. Design Two Group Inc and Quadrant Construction ensured thoughtful design and quality finishing, resulting in beautiful and functional spaces. White oak hardwood, a sleek gas fireplace, and custom lighting and window treatments add to the appeal, while new insulation and wiring add to the home's comfort and longevity. 3+1 bedrooms provide ample living/working space and there's a large family room in the updated lower level (2024). 2 storage rooms and a large utility room offer ample storage space plus there's an attached garage as well. You'll love the professionally landscaped 8474 sf lot (2023) with its private fenced back yard. Central A/C!

Built in 1954

### Essential Information

MLS® # E4432840

Price \$975,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,229                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7303 118a Street |
| Area        | Edmonton         |
| Subdivision | Belgravia        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6G 1V3          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, Workshop, See Remarks |
| Parking Spaces | 6  |
| Parking        | RV Parking, Single Garage Attached   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Hood Fan, Oven-Built-In, Storage Shed, Water Softener, Window Coverings, Refrigerators-Two, Stove-Countertop Inductn |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | See Remarks  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |
| Lot Description   | 41.8 x 11.0  |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Belgravia School  |
| Middle     | McKernan School   |
| High       | Strathcona School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 15          |

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Listing information last updated on May 1st, 2025 at 5:02am MDT