

## \$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	5
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:02pm MDT