

Courtesy Of Conrad M Langier Of MyVic Real Estate

# \$1,398,000 - 7434 119 Street, Edmonton

MLS® #E4429383

**\$1,398,000**

4 Bedroom, 4.00 Bathroom, 2,679 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to your forever home in Belgravia. Designed by the award-winning Design Two Group, this architectural treasure boasts over 3,600 square feet of sophisticated living space. Situated just steps from the picturesque river valley and off-leash dog park, it's also within easy walking distance of the University of Alberta Hospital and Campus. Relish in stunning, unobstructed river valley and sunset views from the private master bedroom and balcony and 3rd floor loft. The property includes a spacious triple car garage, a maintenance-free backyard featuring premium artificial turf, and an inviting open-concept main floor anchored by a gourmet Chef's Kitchen. Offering 4 generously sized bedrooms, 3.5 elegant bathrooms, a fully finished basement, and a cozy front porch nook, this home is a blend of luxury and practicality. Families will love the proximity to Belgravia School, one of Alberta's finest. New Home Warranty covers structural, HVAC, plumbing, and electrical systems, ensuring peace of mind.

Built in 2022

## Essential Information

MLS® #	E4429383
Price	\$1,398,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,679
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	7434 119 Street
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1W1

### **Amenities**

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Infill Property, HRV System
Parking Spaces	3
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition, Stone, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve,

	Playground Nearby, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	belgravia school
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### **Additional Information**

Date Listed            April 6th, 2025

Days on Market      14

Zoning                Zone 15

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Listing information last updated on April 20th, 2025 at 1:32pm MDT