

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 |
|------------|------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 15         |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT