

\$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 | 12 |
| 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 May 7th, 2025 at 8:32am MDT