

## \$455,000 - 106 11650 79 Avenue, Edmonton

MLS® #E4425366

**\$455,000**

2 Bedroom, 2.00 Bathroom, 2,090 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

SPACIOUS SOUTH-FACING CONDO WITH PARK VIEWS IN BELGRAVIA! Welcome to this expansive 2,090 sqft main-floor condo in one of Edmonton's most sought-after neighborhoods. Overlooking a beautiful park, this SouthWest corner unit is filled with natural light. The open-concept living and dining area feature a gas fireplace and large windows that frame the serene park views. The kitchen offers plenty of storage and a large pantry. The primary suite is generously sized, complete with a walk-in closet and a 5-piece ensuite with a jetted soaker tub and walk-in shower. A second spacious bedroom, 4-piece main bath, a den/office, in-suite laundry and storage round out the unit. Enjoy the huge private patio with gas BBQ line, perfect for morning coffee or evening relaxation. There are two side-by-side titled underground parking stalls, an enclosed storage room, in-floor heating. Located just steps from the U of A, the River Valley trail system, Coffee and Belgravia Hub restaurant.

Built in 1993

### Essential Information

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Price \$455,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	2,090
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 11650 79 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P7

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$1,456

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Listing information last updated on March 14th, 2025 at 7:47am MDT