

## \$475,000 - 305 11650 79 Avenue, Edmonton

MLS® #E4439169

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,525 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

TOP FLOOR, RENOVATED 2 bedroom & 2 bathroom in desired Belgravia II boasting over 1,500 sq ft and 9 ft ceilings. GOURMET KITCHEN featuring an open concept to living room & dining room. Kitchen all new 2021: kitchen cabinets, quartz countertops, tile backsplash, s/s appliances: induction stove, dual convection ovens, hood fan, farmer sink, grand island w/ plenty of seating & expanded side pantry w/ barn door. Vinyl plank flooring throughout (2021) & unit painted (2021) except for bathrooms. Updated 3 sided gas fireplace. Large picture windows with an abundance of natural light. A/C. SOUTH FACING patio, looking out to the green space, w/ gas line & water bib (handy for watering your plants). Primary Suite can fit a king size bed, walk-in closet & 5-piece ensuite " patio door access. Second bedroom, currently used as an office, is on the other side of the unit & is across from the 3-piece bath. Storage room, laundry (2021) w/ laundry sink. TITLED UNDERGROUND STALL and an enclosed storage unit.

Built in 1993

### Essential Information

MLS® # E4439169

Price \$475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,525                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 11650 79 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0P7             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Parking-Visitor, Patio |
| Parking   | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Oven Built-In-Two, Stove-Countertop Inductn |
| Heating           | In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Three Sided   |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 15        |
| Condo Fee      | \$1,020        |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT