

## \$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	4
Zoning	Zone 15
Condo Fee	\$1,020

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 June 2nd, 2025 at 9:02pm MDT