

## \$399,900 - 202 11650 79 Avenue, Edmonton

MLS® #E4429290

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,768 sqft  
Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

**BEST VALUE IN BELGRAVIA!** 1,767 s.f corner unit with a fantastic floor plan and great windows. Enter to a large foyer with closet and plenty of room to welcome guests. The den is to the right and separate from the main living space. Perfect for quiet work or t.v away from the rest of the home. The living room and dining room share the gas fireplace that is a beautiful feature of the room. The kitchen has lots of storage and counter space and there is a nook that could be a second eating area or office. The primary bedroom is huge, and offers a good closet with custom organizers and a 5 piece ensuite. The second bedroom is also generous with more custom built-ins. 2 side by side underground parking stalls are highly sought after, as is the storage room right in front of them. Walk to the University hospital and campus or stop the by neighbourhood cafe and bakery. A few blocks to the McKernan/Belgravia LRT and one block to river valley trails!

Built in 1993

### Essential Information

MLS® #	E4429290
Price	\$399,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,768
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	202 11650 79 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P7

### **Amenities**

Amenities	Secured Parking, Security Door
Parking	Double Indoor, Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 4th, 2025
Days on Market	11
Zoning	Zone 15
Condo Fee	\$1,236

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Listing information last updated on April 15th, 2025 at 9:02am MDT