

# \$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 | 3               |
| Zoning         | Zone 15         |
| Condo Fee      | \$1,236         |

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Listing information last updated on April 7th, 2025 at 5:32pm MDT