

# \$365,000 - 209 11660 79 Avenue, Edmonton

MLS® #E4425404

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,117 sqft  
Condo / Townhouse on 0.00 Acres

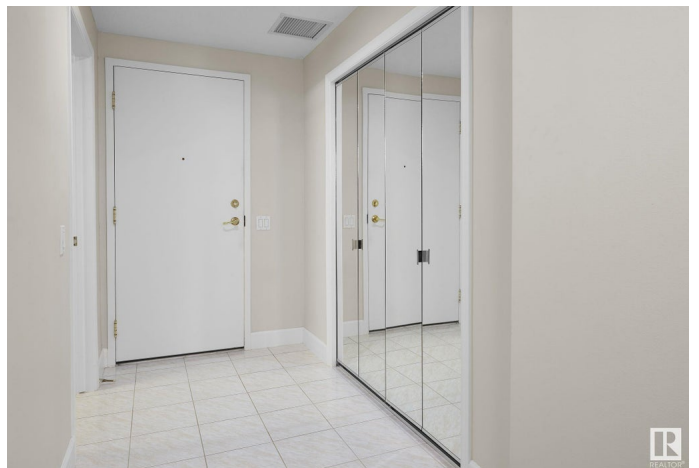
Belgravia, Edmonton, AB

Welcome to the historic community of Belgravia with tree lined boulevards & cafes. An adults only building perfect for UofA professionals, parents of students looking to invest in a condo for their post secondary children returning to UofA or snowbirds looking for a place to stay while summering in Edmonton. Enjoy easy access to the River Valley, the UofA hospital, Cross Cancer Clinic & the popular Whyte Avenue restaurant & shopping areas! This beautiful condo located in the heart of Belgravia is just over 1117sqft of living space â€“ 2 bedrooms, 2 bathrooms, laundry room, in suite storage, spacious living room with gas fire place, underground heated parking & more. The perfect location for every buyer & this condo has had many upgrades throughout the years!

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425404  |
| Price          | \$365,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,117     |
| Acres          | 0.00      |
| Year Built     | 1992      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 209 11660 79 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0P7             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation Concrete Perimeter

### **School Information**

Elementary McKernan School

Middle McKernan School

High Strathcona School

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 15

Condo Fee \$705

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Listing information last updated on March 14th, 2025 at 8:17am MDT