

## **\$575,000 - 104 11660 79 Ave, Edmonton**

MLS® #E4423841

**\$575,000**

2 Bedroom, 1.50 Bathroom, 2,105 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

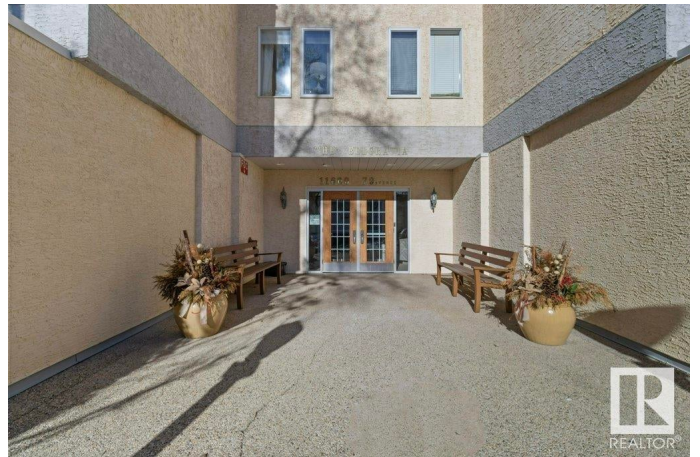
Welcome to The Belgravia 1; 2104 SqFt 2 BR/2 Bath/2 UG Parking X-large Suite in Belgraviaâ€“walking distance to Stollery Hospital. Recently reno'd (2017), this Condo features HW Floor throughout. Kitchen has Custom Cabinetry, lots of P&P drawers, Granite Counters, Panache Glass Backsplash, Lrg Island, Pantry, Wall Oven, Stove Top, Fridge (2024), MW Hood Fan (2023), DW, Garburator & Instant Hot Water. Off the Kitchen is the East Facing Breakfast Nook for Morning Coffee. Living Room has Gas FP & many Shelves & Drawers for more storage. Formal DR has access to the expansive South Facing Deck. Primary BR is large enough for a King Suite & more! Has access to the front deck, WI Closet & 3 PC Ensuite w/Double Walk In Shower w/seat. Second Bedroom features storage room/WI Closet & is beside the 2 PC Bathroom w/space to add a shower if desired. Additional features are the Laundry Rm/Storage Rm, 2 TITLED Parking Stalls, Storage, Car Wash & prime location to the River Valley, Jubilee Auditorium & Mazankowski

Built in 1992

### **Essential Information**

MLS® # E4423841

Price \$575,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,105
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 11660 79 Ave
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P7

### Amenities

Amenities	On Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Patio, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Intercom, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Mantel
# of Stories	3
Stories	1

Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	44
Zoning	Zone 15
Condo Fee	\$1,207

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Listing information last updated on April 16th, 2025 at 11:17pm MDT