



Edmonton **15 Belgravia** **LP:** \$650,000
 #304 11640 79 AV NW **SP:** M

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4217874
Style:	Single Level Apartment	Bdrms Above:	2
Year Built:	1997	Bdrms Total:	2
Full Baths:	2	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	1,975.52	Tot A.G. SqM:	183.53

Welcome to Belgravia III, a well managed & cared for building! This gorgeous top floor condo is over 1975 sq ft and has a very private location overlooking Charles Simmons Park. Some of the features in this 2 bedroom plus den include engineered hardwood floors, triple pane windows, in-floor heating, central air-conditioning, gas fireplace, gas hook-up for a barbeque, 2 underground parking stalls & 1 underground storage locker. There's also insuite storage in the large laundry/utility room. All the rooms are spacious & the balcony spans the full width of the condo - 52 ft and is 7 ft deep! For your peace of mind the owner has installed "water cop" which provides a sensor on each water source (i.e. toilets, sinks, dishwasher) and sends an alert when there's a leak - certainly an insurance benefit! Due to the relentless efforts of the pro-active condo board & owners, energy costs for the common area has come down 80% since it was built - a remarkable accomplishment! Belgravia III is truly one of kind!

Directions:

Virtual Tour: <https://vimeo.com/467875741> **Brochure:** <http://www.304-11640-79ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	1	0	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	1						AbGd:	183.53	1,975.52
Fireplace Y/N:							Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	183.53	1,975.52
Parking:	Heated, Underground								
Garage Dim:				Prk Encl/Ttl:	/				

Living Room:	6.00x4.05	M	Primary Bedroom:	5.56x4.00	M	Laundry Room	3.98x2.43	M
Dining Room:	6.00x3.30	M	Bedroom 2:	3.80x3.75	M			
Kitchen:	4.52x3.60	M	Bedroom 3:					
Family Room:			Bedroom 4:					
Den:	4.33x3.00	M	Breakfast Nook	2.65x2.50	M			
Bonus Room:								

Flooring:	Carpet, Engineered Wood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	In Floor Heat System
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Air Conditioner, Exercise Room, Laundry-In-Suite, No Animal Home, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room
Site Influences:	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Freezer, Garburator, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds

Restrictions: Adult Living, No pets allowed

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Belgravia III	Condo Fee Incld:	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve
Condo Fee:	\$1,037.20	HOA Fee:	
Floor Location:	Top	Floor Number:	3
Balcony/Terrace	Yes	Unit Exposure:	E
		HOA Fee Incl:	

Total Lot M2:	157.07	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$5,071.50 2019	Local Improve:			