



Edmonton **15 Belgravia** **LP:** \$649,900
 #304 11640 79 AV NW **SP:** M

ACTIVE

Type: Lowrise Apartment **Listing ID#:** E4225077
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: 1,974.98 **Tot A.G. SqM:** 183.48

Welcome to Belgravia III, a separately managed complex from Belgravia I and II. The building has a very pro-active condo board & along with the owners they truly take care of their home. Due to their relentless efforts, energy costs for the common area have come down 80% since it was built – a remarkable accomplishment. Individual units have naturally benefited too. This gorgeous top floor unit is over 1975 sq ft and has a very private location overlooking Charles Simmons Park. Some of the features of this 2 bdrm plus den condo include engineered hardwood floors, triple pane windows, in-floor heating, central air-conditioning, gas fireplace, gas hook-up for a BBQ, 2 underground parking stalls & 1 underground fully enclosed storage locker. There's also a large in-suite laundry/utility room. All the rooms are spacious & you'll love the balcony which spans the full width of the condo - 52 ft by 7 ft deep! For your peace of mind the owner has installed "water cop" which provides a sensor on each water source!

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:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Heated, Underground						BlGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	183.48	1,974.98

Living Room:	M	Primary Bedroom:	M	Laundry Room	M
Dining Room:	M	Bedroom 2:	M		
Kitchen:	M	Bedroom 3:			
Family Room:		Bedroom 4:			
Den:	M	Breakfast Nook	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 Fund Contribution
Condo Fee:	\$1,037.20	Elevator Y/N	Yes
Floor Location:	Top	Floor Number:	3
Balcony/Terrace	Yes	Unit Exposure:	E
HOA Fee:			
HOA Fee Incl:			

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