



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

List ID #: E4254462 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 7 **Year Blt:** 1997
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,975.52 **Total Flr (M):** 183.53

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	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	60	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	1	0	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	0	1	0				Upper:		
Addl Rms:	0	Finished Lvl:			1		Garage Dim:			AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:			Lowr:		
Fpl Type:							Jr High Schl:			BIGd:		
Parking:	Heated, Underground						High Schl:			Total A.G.	183.53	1,975.52

Living Rm:	6.00x4.05	M	Master Bdrm:	5.56x4.00	M
Dining Rm:	6.00x3,30	M	Bedrm 2:	3.80x3.75	M
Kitchen:	4.52x3.60	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:	4.33x3.00	M	Breakfast Nook		M
Bonus Rm			Laundry Room		M

Flooring: Carpet, Engineered Wood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** In Floor Heat System
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby **Amen/Features:** Air Conditioner, Exercise Room, Laundry-In-Suite, No Animal Home, No Smoking Home, Secured Parking, Storage-In-Suite, Storage-Locker Room

Goods Incl: Dishwasher-Built-In, Dryer, Freezer, Garburator, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings **Restrict:** Adult Living, No pets allowed

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$1,079.89 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer
Condo Name: Belgravia III
Prk Encl/TTL: / / 9822077

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	West
Taxes:	\$5,071.50	Local Improv:	/Yr:
	Tax Yr: 2019		