

**RESIDENTIAL**

**#304 11640 79 AV NW**

**ACTIVE**

**LP: \$499,900**



**Property Class:** Condo  
**Area:** Edmonton  
**Community:** Belgravia  
**Building Type:** Lowrise Apartment  
**Style:** Single Level Apartment  
**Legal Plan:** 9822077 **Blk:** **Lot:**  
**Unit:** 18 **UF:**  
**Linc #:** 0027452168  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N **SRR** N **Disc:**

**Time:** E4287360  
**Postal Code:** T6P 0P7  
**Zone:** Zone 15  
**Year Built:** 1997  
**Restrictions:** NOPET  
**Ownership:** PRIV  
**Conform:**  
**Warranty:**



**Schedule a Showing**

Keys are at the Schmidt Realty office. Minimum age requirement is 16 as long as one of the occupants is over 35. Parking stalls are side by side. Not numbered. Please contact Connie for survey plan. No pets allowed.

Belgravia III is a well established condo complex close to the University of Alberta & the hospital. A well-cared for complex with a very pro-active condo board. In fact, energy bills for the common area have been reduced by 80% since it was built 25 yrs ago & in recent years windows have been replaced with triple pane (also reducing heating costs), patios resurfaced & a new roof, all within condo budget. This top floor unit is a spacious 1975 sq ft, only one owner & has been meticulously cared for. An elegance to the floor plan with spacious rooms, wide hallways, large closets & built-ins. Enjoy your morning coffee on the large east facing patio that overlooks the beautifully treed Charles Simmons Park. The patio, 52'x7', runs the full span of the condo & can be accessed from both BRs & LR. Engineered hardwood floors, in-floor heating, A/C, gas fireplace, gas hook-up for a BBQ, 2 underground titled stalls & 1 enclosed storage locker. Large in-suite laundry/utility room with extra storage space.

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>		<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>		<b>Finished Levels:</b>
<b>Baths:</b>	0	0	1	0	0	0	<b>Ensuite Bath:</b>	0	0	0	1	0		<b>Level:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	2						<b>SqM:</b>
<b>Living Rm:</b>	6.00x4.05		M				<b>Primary</b>	5.56x4.00	M					<b>SqFt:</b>
<b>Dining Rm:</b>	6.00x3.30		M				<b>Bedroom 2:</b>	3.80x3.75	M					<b>Upper:</b>
<b>Kitchen:</b>	4.52x3.60		M				<b>Bedroom 3:</b>							<b>Above Grade:</b>
<b>Family Rm:</b>							<b>Bedroom 4:</b>							183.53
<b>Den:</b>	4.33x3.00		M				<b>Bonus Rm:</b>							1,975.52
														<b>Lower Level:</b>
														<b>Below Grade:</b>
														<b>Total A.G.:</b>
														183.53
														1,975.52

<b>Fireplace Y/N:</b>		<b>F/P Fuel:</b>		<b>Fireplace Type:</b>	
<b>Heating:</b>	In Floor Heat System	<b>Heat Source:</b>	Natural Gas	<b>Roof Type:</b>	Asphalt Shingles
<b>Construction:</b>	Wood Frame	<b>Foundation:</b>	Concrete	<b>Basement:</b>	None / No Basement
<b>Exterior:</b>	Stucco			<b>Sec Suite Y/N:</b>	<b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Air Conditioner, Car Wash, Exercise Room, Laundry-In-Suite, No Animal Home, No Smoking Home, Secured Parking, Security Door, Storage-Locker Room, Vinyl Windows			<b>Flooring:</b>	Carpet, Engineered Wood
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Freezer, Garburator, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings			<b>Goods Excluded:</b>	
<b>Site Influences:</b>	Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby			<b>Lot Shape:</b>	
<b>Parking:</b>	Underground			<b>Front Exp:</b>	W
<b>Virtual Tour:</b>	<a href="https://vimeo.com/683422279">https://vimeo.com/683422279</a>			<b>Frontage:</b>	
<b>Brochure:</b>	<a href="http://www.304-11640-79Avenue">http://www.304-11640-79Avenue</a>			<b>Tax Amt/Yr:</b>	\$5,513.77 / 2021
				<b>Zoning:</b>	
				<b>Elem. School:</b>	
				<b>Jr High School:</b>	
				<b>Sr High School:</b>	
				<b>Other School:</b>	
				<b>Lot SqM:</b>	
				<b>Unit Exp:</b>	E
				<b>Depth:</b>	
				<b>LI/Yr:</b>	/

<b>Condo Name:</b>	Belgravia III	<b>Total Units:</b>		<b>Total Floors:</b>	3	<b>Floor</b>	Top	<b>Floor #:</b>	3
<b>Encl Parking:</b>	<b>Stall</b>	<b>Park Plan Type:</b>	Titled	<b>Park Plan Desc/Unit:</b>	9822077	/	29 & 30	<b>UF:</b>	
<b>Condo Fee:</b>	\$1,037.20 Monthly	<b>Condo Fee Incl:</b>	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer						
<b>Prop Mgmt:</b>	Esquire								
<b>Prop Mgmt:</b>	780-414-0390								
<b>HOA Fee:</b>	<b>HOA Fee Incl:</b>								

<b>Seller Name:</b>	Diana M. Bacon	<b>Appointment:</b>	Call Lister, Key In Office, Must Confirm Appointment						
<b>Appt Name:</b>	Schmidt Realty Group office	<b>Appt Phone:</b>	780-437-2030						
<b>List Agent:</b>	Constance Braun - Off: 780-437-2030	<b>Listing Date:</b>	4/13/2022						
<b>Agent E-mail:</b>	connie@weselledmonton.com	<b>Agent URL:</b>	<a href="http://www.SchmidtRealtyGroup.com">http://www.SchmidtRealtyGroup.com</a>						
<b>List Office:</b>	Schmidt Realty Group Inc - Off#: 780-437-2030	<b>Occupancy:</b>	Seller	<b>DOM:</b>	0				
<b>List Agent 2:</b>		<b>Possession:</b>		<b>Possession Days:</b>	60	<b>Possession Notes:</b>	negotiable		
<b>List Office 2:</b>		<b>Co-Operating Commission:</b>	3.5% first \$100,000/1.5% B						

<b>Pending Date:</b>		<b>Sold Price:</b>		<b>Input Date:</b>	4/13/2022 1:15 PM				
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration</b>	7/13/2022				
<b>Buyer Agent:</b>		<b>Buyer Agent:</b>							
<b>Buyer Office:</b>		<b>Buyer Office:</b>							