



# 11640 79 Avenue 305 Edmonton AB

\$550,000

Prestigious Belgravia III Penthouse! This desirable 35+ complex has a very pro-active condo board w/ zero special assessments in its 25 year history. Improvements in recent years to reduce costs incl. hi-efficiency heating & cooling, triple pane windows, new doors, sensor lighting & water cop leak detection in every suite. Great floor plan w/ 9' ceilings, 1959 sf of living space , 2 Bedrooms (opposite sides of the suite) + Den, 2 full baths incl. a huge 5 pc ensuite w/ in-floor heat! Lg. dining nook & spacious kitchen w/ 5 appliances incl. new wall oven & built-in microwave. The open living room & formal dining space is treated w/ an expansive wall of windows & feature fireplace w/ built-ins. Morning coffee or a family bbq will be a treat on the East facing patio which spans the entire width of the condo w/ access from both beds & living rm. In-suite laundry w/ new W/D. A/C, 2 underground stalls, storage locker, carwash, fitness rm, social events! close to U of A, Cross Cancer, LRT & dining. A Must See!

Listing Presented By:



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