

## \$345,000 - 206 7327 118 Street, Edmonton

MLS® #E4443064

**\$345,000**

2 Bedroom, 2.00 Bathroom, 1,314 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

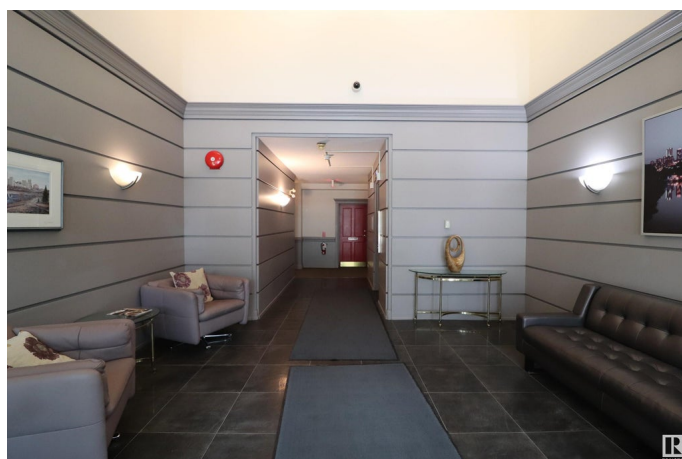
Welcome to Stratford in Belgravia in one of Edmonton's most sought-after postal codes! This 2 Bed 2 Bath condo features scenic views, a large patio & tandem underground parking w/ only 1 neighbour & a storage room. A spacious foyer greets you with easy access to the unit's storage/laundry room. The modern, white kitchen is large with some appliances updated & a spacious island. The dining room can easily fit a 6 person table, a great space to entertain! Opening onto the great room, there is plenty of space for a large sectional or multiple couches where you can look out the large patio window or read a book in front of the fireplace. The primary suite has space for a king sized bed w/ additional dressers + there is a walk in closet & full ensuite w/ jacuzzi tub & separate shower. The 2nd bedroom is also large w/ the main bath next to it, great for guests or your office! Enjoy your morning coffee on the spacious, covered patio & stay cool with A/C! Gym & party room located in building. Welcome HOME!

Built in 1992

### Essential Information

MLS® # E4443064

Price \$345,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,314
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 7327 118 Street
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1S5

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Exercise Room, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, See Remarks, Storage Cage
Parking Spaces	2
Parking	Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4
Stories	1
Has Basement	Yes

Basement	None, No Basement
----------	-------------------

## Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
-------------------	--

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Vinyl
--------------	-------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	Belgravia
------------	-----------

Middle	McKernan
--------	----------

High	Strathcona
------	------------

## Additional Information

Date Listed	June 18th, 2025
-------------	-----------------

Days on Market	3
----------------	---

Zoning	Zone 15
--------	---------

Condo Fee	\$684
-----------	-------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 21st, 2025 at 3:32am MDT