

## \$394,900 - 202 7327 118 Street, Edmonton

MLS® #E4446923

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Tucked away in the heart of Belgravia, one of Edmonton's most prestigious and charming communities, this beautifully appointed 2 bed, 2 bath condo in Stratford offers refined living with an unbeatable view. Overlooking a tranquil west-facing park, the spacious covered patio invites morning coffee or peaceful evenings. Just steps from river valley trails, 4 blocks from the LRT station, and walking distance to the U of A campus, hospital, and Cross Cancer Institute this location is truly unmatched. Inside, a generous foyer leads to a large in-suite laundry/storage room. The open-concept kitchen and dining area is ideal for entertaining, flowing into the sun-filled great room with cozy fireplace and picture windows. The expansive primary suite features a walk-in closet and spa-inspired ensuite with jetted tub and separate shower. The second bedroom is also generously sized. Additional highlights include tandem underground parking, car wash bay, private storage, fitness centre & social room.

Built in 1992

### Essential Information

MLS® # E4446923

Price \$394,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,271
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 7327 118 Street
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1S5

### Amenities

Amenities	On Street Parking, Air Conditioner, Exercise Room, No Smoking Home, Party Room, Storage-In-Suite
Parking Spaces	2
Parking	Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Concrete
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Wood Shingles
Construction	Wood, Concrete

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025  
Days on Market                4  
Zoning                              Zone 15  
Condo Fee                        \$703

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