

## \$384,900 - 202 7327 118 Street, Edmonton

MLS® #E4446923

**\$384,900**

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 a cozy fireplace and picture windows. The expansive primary suite features a walk-in closet and spa-inspired ensuite with a jetted tub and separate shower. The second bedroom is also generously sized. Additional highlights include tandem underground parking, car wash bay, private storage, fitness center & social room.

Built in 1992

### Essential Information

MLS® # E4446923

Price \$384,900

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, 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                71  
Zoning                              Zone 15  
Condo Fee                        \$703

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