

## \$430,000 - 418 11503 76 Avenue, Edmonton

MLS® #E4432864

**\$430,000**

2 Bedroom, 2.00 Bathroom, 928 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Modern and upgraded 2 bed, 2 bath unit in the sought-after Belgravia Square. This home features one of the largest balconies in the building, facing a beautiful tree-lined street, with added lighting and electrical outlets inside and out. The chef's kitchen includes an extended island, upgraded lighting, and enhanced storage. Both bedrooms offer built-in wardrobes, and the primary suite includes a full ensuite. Also included are in-suite laundry, a private storage cage, and 2 heated underground parking stalls. Built from concrete and steel with geothermal heating/cooling and solar panels, this eco-conscious building is just steps from the LRT, U of A, Whyte Avenue, and River Valley trails. Enjoy access to the rooftop patio, bike storage, and unbeatable walkability in one of Edmonton's most vibrant and connected communities.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432864  |
| Price          | \$430,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 928       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2019                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 418 11503 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0K6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Secured Parking, Security Door, Vaulted Ceiling, Heat Exchanger, Natural Gas BBQ Hookup, Solar Equipment, Rooftop Deck/Patio |
| Parking Spaces | 2  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Heat Pump, Geo Thermal  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Fiber Cement  |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Fiber Cement  |

Foundation                Concrete Perimeter

**School Information**

Elementary                Belgravia School  
Middle                      McKernan School  
High                        Strathcona High School

**Additional Information**

Date Listed                April 25th, 2025  
Days on Market        89  
Zoning                      Zone 15  
Condo Fee                \$541

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