

## \$414,900 - 11503 76 Avenue, Edmonton

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MLS® #E4441248

**\$414,900**

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Spectacular corner unit facing the tree-lined street! This modern condo offers smart, stylish infill and a promise to sustainable development. Built from concrete & steel and featuring SOLAR power & GEOTHERMAL heating/cooling, this home will have you saving some green while being green (30% more efficient by National Energy Code Standards). Open floor plan with 2 generous-sized bedrooms, 2 baths and in-suite laundry. Stunning European-inspired kitchens with modern subway backsplash and quartz counters. Spectacular bathroom with quartz counters, modern lighting and fully tiled shower. Heated underground parking included! Condo fee includes heat, water, sewer, professional management, snow removal and reserve fund contributions! Walking distance to U of A, McKernan LRT station, Belgravia dog park and Whyte Avenue!



Built in 2019

### Essential Information

MLS® #	E4441248
Price	\$414,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,055
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Insulation-Upgraded, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Patio, Security Door, Sprinkler System-Fire, Vinyl Windows, Green Building, Infill Property
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric
Heating	Heat Pump, Geo Thermal
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Hardie Board Siding
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing

Construction	Concrete, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	8
Zoning	Zone 15
Condo Fee	\$615

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Listing information last updated on June 16th, 2025 at 7:17am MDT