# \$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

# **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	102
Zoning	Zone 15
Condo Fee	\$541

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