

Courtesy Of Alison Dowdall and Amanda N Gering Of Liv Real Estate

\$475,000 - 418 11503 76 Avenue, Edmonton

MLS® #E4432864

\$475,000

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	\$475,000
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 1
Zoning Zone 15
Condo Fee \$541

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