# \$419,900 - 117 11503 76 Avenue, Edmonton

MLS® #E4436956

#### \$419,900

2 Bedroom, 2.00 Bathroom, 1,064 sqft Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

The best floorplan in the building! Spectacular 2 BED + DEN + 2 full bath in one of Edmonton's best communities. 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, large den (could be used as 3rd bedroom), 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. Walking distance to U of A, McKernan LRT station, Belgravia dog park and Whyte Avenue!

Built in 2019

## **Essential Information**

MLS® # E4436956

Price \$419,900

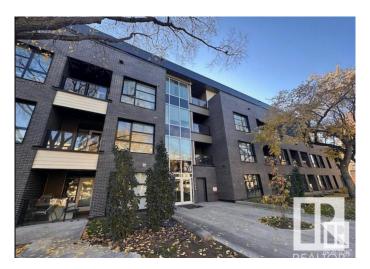
Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,064

Acres 0.00







Year Built 2019

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 117 11503 76 Avenue

Area Edmonton
Subdivision Belgravia
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0L6

# **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Insulation-Upgraded,

Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Green Building, Infill Property, HRV System, Solar Equipment, Rooftop

Deck/Patio

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, Washer

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, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Concrete, Brick, Hardie Board Siding

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 16th, 2025

Days on Market 35

Zoning Zone 15

Condo Fee \$599

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 3:02pm MDT