

## **\$438,000 - 203 11503 76 Avenue, Edmonton**

MLS® #E4430650

**\$438,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to this spectacular home in one of Edmonton's best communities Belgravia. This Unique 2 bedroom/2 bath plus a Den Corner unit offers smart, stylish infill and a promise to sustainable development. Built from concrete and steel and featuring solar power and geothermal heating. The modern Grey euro-inspired kitchen offers subway backsplash, quartz counters, a 30" induction cooktop, built-in oven and OTR microwave. Spectacular bathroom with quartz counters, modern lighting and fully tiled shower. Generous-sized bedrooms with huge windows. The master bedroom with ensuite. Bathroom with quartz counters, modern lighting and fully tiled shower. A spacious Den has sprinkler and can be use as a guest room. Bright corner living area has a huge window as well as a slide door to the balcony. Close to Whyte, U of A Campus, Southgate Mall, Belgravia Dog Park and the entire River Valley. 1 block to McKernan LRT. Don't miss it.

Built in 2019

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4430650  |
| Price     | \$438,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 870                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 11503 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0K6             |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer |
| 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 | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Fiber Cement                                |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 15          |
| Condo Fee      | \$534            |

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Listing information last updated on May 1st, 2025 at 7:47pm MDT