

## **\$344,900 - 408 11503 76 Avenue, Edmonton**

MLS® #E4423889

**\$344,900**

2 Bedroom, 1.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Original owner top floor unit with South facing balcony in the wonderful Belgravia Square building! It's clean, meticulously maintained, and freshly painted. Natural light pours in through the windows making it bright and airy. The kitchen includes quartz countertops and upgraded appliances such as an induction countertop stove and 2-drawer dishwasher. A 4 piece bathroom with cheater door into the spacious primary bedroom. A stacking laundry pair in-suite and a second bedroom or office/den. Enjoy the beautiful view from your own balcony with gas line for your BBQ, or make use of the building's rooftop patio. One assigned parking stall in the heated, underground parkade and option to rent a storage cage, not far from the unit. This green building has geo thermal heating/cooling, solar panels, concrete and steel construction. New high tech alarm system and two bike storage areas. The location can't be beat - close to the U of A LRT, Whyte Ave, river valley and local shops. Pets allowed with board approval.

Built in 2019

### **Essential Information**

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Price \$344,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 689                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 408 11503 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0K6             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Green Building, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn |
| 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 | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                               |
|--------------|-------------------------------|
| Roof         | EPDM Membrane                 |
| Construction | Concrete, Brick, Fiber Cement |
| Foundation   | Concrete Perimeter            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 15         |
| Condo Fee      | \$421           |

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Listing information last updated on May 3rd, 2025 at 9:02am MDT