

## \$447,000 - 418 11503 76 Avenue, Edmonton

MLS® #E4432864

**\$447,000**

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	\$447,000
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                53  
Zoning                              Zone 15  
Condo Fee                        \$541

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Listing information last updated on June 17th, 2025 at 12:32am MDT