# \$429,900 - 117 11503 76 Avenue, Edmonton

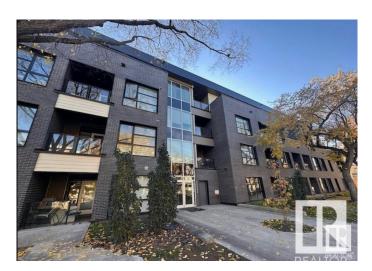
MLS® #E4436956

#### \$429,900

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          | \$429,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,064     |
| Acres          | 0.00      |

| Year Built | 2019                   |
|------------|------------------------|
| Туре       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

## **Community Information**

| 7 11503 76 Avenue |
|-------------------|
| Imonton           |
| elgravia          |
| Imonton           |
| BERTA             |
| 3                 |
| G 0L6             |
|                   |

### Amenities

| Amenities | ies Air Conditioner, Ceiling 9 ft., Closet Organizers, Insulation-Upgraded,<br>Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home,<br>No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite,<br>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 | 32             |
| Zoning         | Zone 15        |
| Condo Fee      | \$599          |

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Listing information last updated on June 17th, 2025 at 4:32am MDT