# \$499,500 - 37 11518 76 Avenue, Edmonton

MLS® #E4463662

#### \$499,500

2 Bedroom, 2.00 Bathroom, 1,128 sqft Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

"Grand Scala" in prestigious BELGRAVIA. This rare top floor 2 storey style apartment condo features a gorgeous open floor plan, premium finishings and elegant features throughout, and just a short walk to U of A campus, University Hospital, Edmonton Clinic & LRT station. This south facing 2 bedrooms + den (Possible 3rd bedroom) corner unit has a sun flooded living room w/ soaring windows, gas fireplace and 2 storey high ceilings. Spacious open kitchen w/ upgraded maple cabinetry, stainless steel appliances and nice dining area. Convenient main floor bedroom w/ full bath. Upper floor primary bedroom features 5 pcs ensuite bath, walk in closet & a private balcony w/ fabulous tree top view. Other features include 2 side by side U/G parking stalls, granite counter tops, central A/C, 9 ft. ceilings, extra storage cage & more, Classy & stylish building, car wash, social/party room, fitness center, bike & visitor parking. Luxury & easy care life style in a quiet & convenient University location.



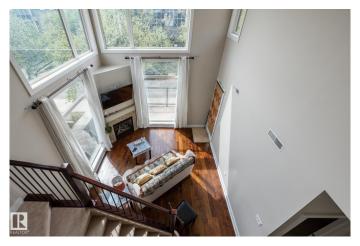
## **Essential Information**

MLS® # E4463662 Price \$499,500

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,128 Acres 0.00 Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style 2 Storey
Status Active

# **Community Information**

Address 37 11518 76 Avenue

Area Edmonton
Subdivision Belgravia
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0K7

#### **Amenities**

Amenities Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Detectors Smoke,

Exercise Room, Intercom, Parking-Visitor, Social Rooms,

Storage-In-Suite, Storage Cage

Parking Spaces 2

Parking Heated, Underground

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garburator,

Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

# of Stories 4
Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed October 24th, 2025

Days on Market 10

Zoning Zone 15

Condo Fee \$741

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