

## \$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
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	117 11503 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0L6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, 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	23
Zoning	Zone 15
Condo Fee	\$599

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