

\$419,900 - 117 11503 76 Avenue, Edmonton

MLS® #E4436956

\$419,900

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	\$419,900
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	68
Zoning	Zone 15
Condo Fee	\$599

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