

## **\$349,900 - 111 11503 76 Avenue, Edmonton**

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MLS® #E4425025

**\$349,900**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Spectacular SW facing corner unit in one of Edmonton's best communities and steps from the LRT! 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, 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® #	E4425025
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2019



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

### Community Information

Address	111 11503 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K6

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Insulation-Upgraded, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Green Building, Infill Property, HRV System, 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, Corner Lot, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Concrete, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 11th, 2025
Days on Market	40
Zoning	Zone 15
Condo Fee	\$488

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Listing information last updated on April 19th, 2025 at 10:18pm MDT