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

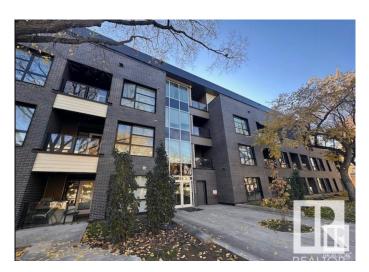
MLS® #E4436956

#### \$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
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### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Insulation-Upgrac		
	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, Deck/Patio	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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Listing information last updated on June 8th, 2025 at 12:17am MDT