

\$1,100,000 - 11528 72 Avenue, Edmonton

MLS® #E4445227

\$1,100,000

3 Bedroom, 3.50 Bathroom, 2,855 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Exceptional energy-efficient home in Belgravia, built in 2009. This 3-bedroom (2 up, 1 down), 4-bath property features a luxurious walk-through ensuite, large main-floor office, and fully functioning elevator. Designed for comfort and sustainability, it includes in-floor heating throughout, double insulated walls with offset studs, triple-pane windows with built-in blinds, a solar-powered hot water system, high-efficiency furnace with boiler, and a massive hot water tank that prioritizes domestic use. The gourmet kitchen offers Bianco Antico granite counters, huge island, walk-in pantry, and abundant cabinetry. Real hardwood floors, front porch, upper patio, and backyard deck complete the space. The oversized heated double garage is currently used as a work studio. Located close to the University of Alberta, public transit, and extensive walking trails, this rare green-built home blends thoughtful design with unbeatable location. A true gem in the heart of the city!

Built in 2009

Essential Information

MLS® #	E4445227
Price	\$1,100,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,855
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11528 72 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0B8

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Water Electric, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Patio, Green Building, Exterior Walls 2"x12", HRV System, Natural Gas BBQ Hookup, Solar Equipment
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater
Heating	In Floor Heat System, See Remarks
Fireplace	Yes
Fireplaces	Freestanding, Wall Mount
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping
Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed July 1st, 2025

Days on Market 68

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 3:17pm MDT