

## \$359,999 - 214 11503 76 Avenue, Edmonton

MLS® #E4444089

**\$359,999**

2 Bedroom, 1.00 Bathroom, 692 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website for additional information. Great opportunity to own one of the only concrete condo's in beautiful Belgravia! Spectacular West facing, second floor end 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 floorplan with 2 generous-sized bedrooms, 1 bath and in-suite laundry. Stunning European-inspired kitchen with modern subway backsplash and quartz counters as well as a bathroom with quartz counters, modern lighting and fully tiled tub/shower. One heated underground parking stall included. Full luxury vinyl plank flooring and custom roller shades included. Walking distance to U of A, McKernan LRT station, Belgravia dog park and Whyte Avenue!

Built in 2019

### Essential Information

MLS® # E4444089

Price \$359,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 692                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 214 11503 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0K6             |

### Amenities

|           |                                                                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Green Building |
| Parking   | Stall, Underground                                                                                                                                                                                                                                                                                 |

### Interior

|              |                        |
|--------------|------------------------|
| Appliances   | See Remarks            |
| 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 | Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, |

|              |                                      |
|--------------|--------------------------------------|
|              | View Downtown                        |
| Roof         | Roll Roofing                         |
| Construction | Concrete, Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 15         |
| Condo Fee      | \$425           |

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Listing information last updated on August 6th, 2025 at 5:32pm MDT