

## \$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 | 39             |
| Zoning         | Zone 15        |
| Condo Fee      | \$599          |

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Listing information last updated on June 24th, 2025 at 12:17am MDT