

## **\$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 | 25               |
| Zoning         | Zone 15          |
| Condo Fee      | \$488            |

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Listing information last updated on April 5th, 2025 at 1:02am MDT