

Courtesy Of Simon Roa Of Century 21 Leading

\$468,000 - 11518 76 Avenue, Edmonton

MLS® #E4430507

\$468,000

2 Bedroom, 2.00 Bathroom, 1,064 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

WOW FACTOR! 2 bedrooms PLUS den, 2 full baths, 2 storey Open Ceiling unit, A/C, Well Maintained & Well Kept, quick possession available, STEPS to LRT station on a beautiful street in BELGRAVIA! Main floor features great room with soaring windows cathedral ceilings, beautiful kitchen with SS appliances, GRANITE counters through out and tons of cabinets. Dinning room, 1 bedroom, full bath, insuite laundry/storage and a large balcony with no blocking view complete the main level! Upstairs is the primary bedroom with ENSUITE featuring DOUBLE SINKS, 2nd PRIVATE balcony and a WALK-IN closet. A functional den/office is also offered on the 2nd level! The building features amenities including: fitness room, social room, and car wash. Condo fee includes heat & water utilities. Perfect for investors, students, professionals. Close to University of Alberta, steps to great dining, and 2 blocks from Mckernan/Belgravia LRT station! Incredible VALUE!

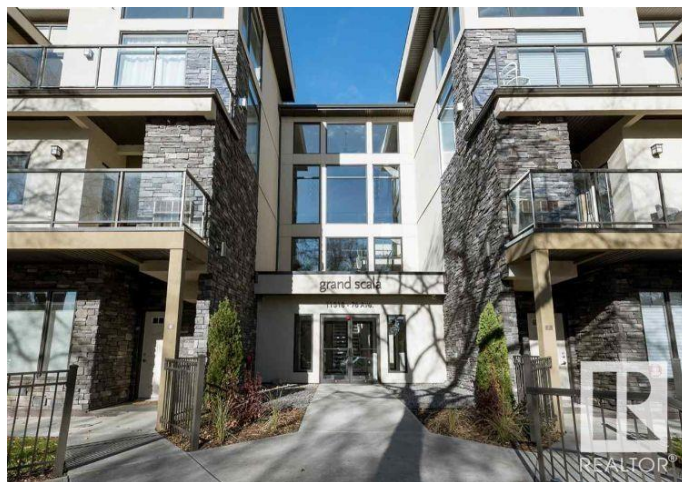
Built in 2011

Essential Information

MLS® # E4430507

Price \$468,000

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,064 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11518 76 Avenue |
| Area | Edmonton |
| Subdivision | Belgravia |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0K7 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Parking-Visitor, Social Rooms |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| # of Stories | 4 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

| | |
|-------------------|--|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 65 |
| Zoning | Zone 15 |
| Condo Fee | \$707 |

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Listing information last updated on June 15th, 2025 at 1:47pm MDT