

# \$330,000 - 208 11503 76 Avenue, Edmonton

MLS® #E4424888

**\$330,000**

2 Bedroom, 2.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

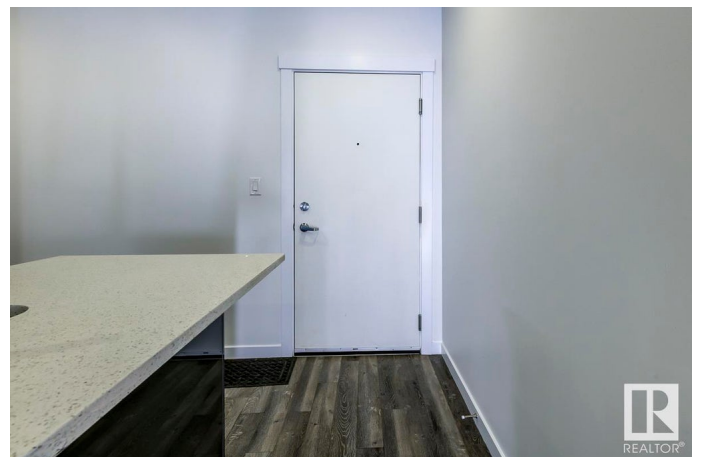
Belgravia, Edmonton, AB

Located in a prime UofA neighborhood, this bright, south-facing 2nd-floor condo is steps from the Edmonton Clinic, University of Alberta Hospital, campus, and LRT station. Ideal for professionals, students, or first-time buyers, it offers a spacious, open-concept layout with 9-ft ceilings and oversized windows. The modern kitchen features quartz countertops, tiled backsplash, and premium appliances like an induction cooktop. The luxurious primary ensuite boasts a walk-in tiled shower for a spa like experience. Designed for sustainability, this steel and concrete building offers geothermal heating/cooling, solar panels, and energy-efficient systems. Enjoy the rooftop terrace, bike storage, and proximity to parks, City Centre, and major shopping. Don't miss the opportunity to own this exceptional condo in one of Edmonton's most sought-after locations. Whether you're looking for a modern, low-maintenance home or a smart investment, this property has it all.

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424888  |
| Price     | \$330,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 770                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 208 11503 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0K6             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks, Green Building |
| Parking   | Heated, Parkade, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Stove-Countertop Inductn |
| Heating           | Heat Pump, Geo Thermal  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Fiber Cement                        |
| Exterior Features | Back Lane, Public Transportation, Schools, View City |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Fiber Cement                        |
| Foundation        | Concrete Perimeter                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 15          |
| Condo Fee      | \$470            |

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 April 11th, 2025 at 8:02am MDT