

## **\$438,000 - 203 11503 76 Avenue, Edmonton**

MLS® #E4430650

**\$438,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to this spectacular home in one of Edmonton's best communities Belgravia. This Unique 2 bedroom/2 bath plus a Den Corner unit offers smart, stylish infill and a promise to sustainable development. Built from concrete and steel and featuring solar power and geothermal heating. The modern Grey euro-inspired kitchen offers subway backsplash, quartz counters, a 30" induction cooktop, built-in oven and OTR microwave. Spectacular bathroom with quartz counters, modern lighting and fully tiled shower. Generous-sized bedrooms with huge windows. The master bedroom with ensuite. Bathroom with quartz counters, modern lighting and fully tiled shower. A spacious Den has sprinkler and can be use as a guest room. Bright corner living area has a huge window as well as a slide door to the balcony. Close to Whyte, U of A Campus, Southgate Mall, Belgravia Dog Park and the entire River Valley. 1 block to McKernan LRT. Don't miss it.

Built in 2019

### **Essential Information**

MLS® #	E4430650
Price	\$438,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	870
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 11503 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K6

### Amenities

Amenities	See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer
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	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Brick, Fiber Cement
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	7
Zoning	Zone 15
Condo Fee	\$534

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