

## \$374,999 - 214 11503 76 Avenue, Edmonton

MLS® #E4444089

**\$374,999**

2 Bedroom, 1.00 Bathroom, 692 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website for additional information. Great opportunity to own one of the only concrete condo™s in beautiful Belgravia! Spectacular West facing, second floor end 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 floorplan with 2 generous-sized bedrooms, 1 bath and in-suite laundry. Stunning European-inspired kitchen with modern subway backsplash and quartz counters as well as a bathroom with quartz counters, modern lighting and fully tiled tub/shower. One heated underground parking stall included. Full luxury vinyl plank flooring and custom roller shades included. Walking distance to U of A, McKernan LRT station, Belgravia dog park and Whyte Avenue!

Built in 2019

### Essential Information

MLS® # E4444089

Price \$374,999



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	692
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	214 11503 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Green Building
Parking	Stall, Underground

### Interior

Appliances	See Remarks
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	Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City,

	View Downtown
Roof	Roll Roofing
Construction	Concrete, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	5
Zoning	Zone 15
Condo Fee	\$425

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Listing information last updated on June 29th, 2025 at 3:32pm MDT