

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 | 66               |
| Zoning         | Zone 15          |
| Condo Fee      | \$707            |

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Listing information last updated on June 16th, 2025 at 9:17am MDT