

## \$305,000 - 401 11503 76 Avenue, Edmonton

MLS® #E4430972

**\$305,000**

1 Bedroom, 1.00 Bathroom, 503 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Modern 1-bedroom condo in Belgravia with 9ft ceilings and north-facing windows.

European-styled kitchen with Energy Star appliances and quartz countertops. In-suite laundry and built-in wardrobe in the owner's suite. Geothermal heating and cooling plus solar panels. Low condo fees, underground parking, rooftop common area with bike storage.

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430972               |
| Price          | \$305,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 503                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 401 11503 76 Avenue |
| Area    | Edmonton            |



|             |           |
|-------------|-----------|
| Subdivision | Belgravia |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6G 0K6   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Air Conditioner, Patio, Security Door |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Underground                  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Geo Thermal  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Fiber Cement  |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Public Transportation, Schools |
| Roof              | Flat   |
| Construction      | Concrete, Brick, Fiber Cement  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 15          |
| Condo Fee      | \$355            |

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Listing information last updated on May 6th, 2025 at 10:47am MDT