# \$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

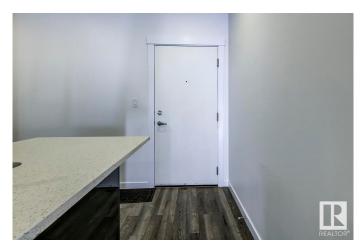
## **Essential Information**

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 55

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 May 4th, 2025 at 5:47pm MDT