

# **\$344,900 - 408 11503 76 Avenue, Edmonton**

MLS® #E4423889

## **\$344,900**

2 Bedroom, 1.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Original owner top floor unit with South facing balcony in the wonderful Belgravia Square building! It's clean, meticulously maintained, and freshly painted. Natural light pours in through the windows making it bright and airy. The kitchen includes quartz countertops and upgraded appliances such as an induction countertop stove and 2-drawer dishwasher. A 4 piece bathroom with cheater door into the spacious primary bedroom. A stacking laundry pair in-suite and a second bedroom or office/den. Enjoy the beautiful view from your own balcony with gas line for your BBQ, or make use of the building's rooftop patio. One assigned parking stall in the heated, underground parkade and option to rent a storage cage, not far from the unit. This green building has geo thermal heating/cooling, solar panels, concrete and steel construction. New high tech alarm system and two bike storage areas. The location can't be beat - close to the U of A LRT, Whyte Ave, river valley and local shops. Pets allowed with board approval.

Built in 2019

## **Essential Information**

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Price \$344,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 11503 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Green Building, Storage Cage, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, 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	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	EPDM Membrane
Construction	Concrete, Brick, Fiber Cement
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	105
Zoning	Zone 15
Condo Fee	\$421

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