

## \$284,500 - 213 11503 76 Avenue, Edmonton

MLS® #E4423599

### \$284,500

2 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Awesome condo in the beautiful neighbourhood of Belgravia. True walkable neighbourhood with U of A, LRT, coffee shops, restaurants, Whyte Ave, Rivervalley and so much more just a short walk away. This condo is modern & sleek with vinyl plank floors, white cabinets, quartz counters, energy star appliances, 2 bedrooms, 4 piece bathroom, insuite laundry, covered west facing deck, heated underground parking and the building offers an amazing roof top deck- perfect spot to entertain & enjoy long summer days & the beautiful views. The unique CONCRETE building has geothermal & solar panels. Whether you are a young professional, student or looking to downsize and retire this condo and location are for you!! Assumable mortgage opportunity at 1.96% until Dec 1, 2026. Some photos have been virtually staged.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423599  |
| Price          | \$284,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 671       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2019                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 213 11503 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Belgravia           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0K6             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Secured Parking |
| Parking   | Heated, Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher - Energy Star, Dryer, Microwave Hood Fan, Refrigerator, Window Coverings, Washers-Two, Stove-Induction |
| 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 | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Brick, Fiber Cement   |
| Foundation        | Insulated Concrete Form   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 61              |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$474   |

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 2nd, 2025 at 3:02am MDT