

## \$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	53
Zoning	Zone 15
Condo Fee	\$470

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