

## \$275,000 - 104 11503 76 Avenue, Edmonton

MLS® #E4433219

**\$275,000**

1 Bedroom, 1.00 Bathroom, 503 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

LOW CONDO FEES!! Great investment for U of A student with LRT a block away but walking distance as well to the U of A! Enjoy this newer MODERN building with ROOFTOP patio (including a gas BBQ) to watch downtown Fireworks on Canada day, or workouts or Wine at sunsets. Belgravia Square is only steps to the RAVINE with miles of trails and river views. A state-of-the-art SECURITY system makes it easy for owners and tenants to come and go but block intruders. Cameras complete the security. Plus 2 SECURED BIKE ROOMS are included for every owner/tenant. Your private apartment has 9' ceilings, QUARTZ countertops, 42" cabinetry, OPEN DESIGN with neutral decor, HEAT PUMP heats in the winter and provides AIR CONDITIONING in the summer. Super QUIET with CONCRETE and STEEL walls!!. Comes with 1 UNDERGROUND PARKING stall. Catch a game downtown with the LRT too. This is a QUIET building that allow for PETS, close to everywhere.

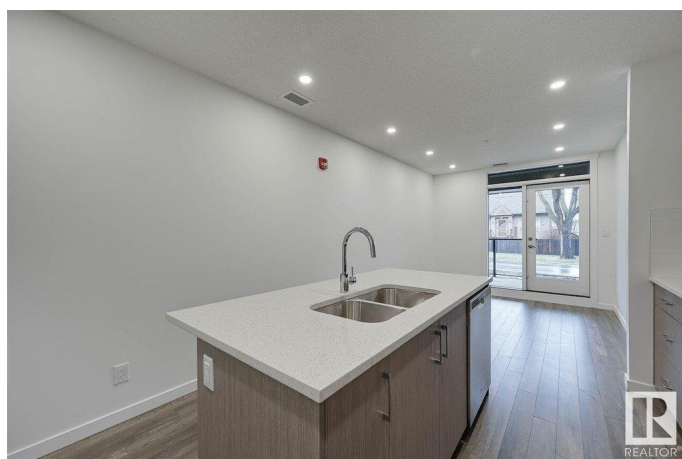
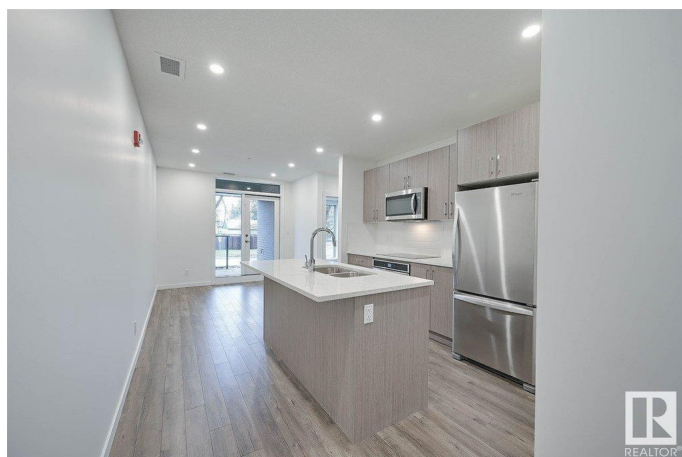
Built in 2020

### Essential Information

MLS® # E4433219

Price \$275,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 503                    |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 104 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, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup, Solar Equipment, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Intercom, Microwave Hood Fan, Refrigerator-Energy Star, Washer - Energy Star, Window Coverings, Stove-Induction, Garage Heater |
| Heating      | Heat Pump, Geo Thermal, Natural Gas   |
| # of Stories | 5   |
| Stories      | 6   |
| Has Basement | Yes   |
| Basement     | See Remarks   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Composition                                       |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Ski Hill Nearby, Treed Lot

|              |                              |
|--------------|------------------------------|
| Roof         | SBS Roofing System           |
| Construction | Concrete, Brick, Composition |
| Foundation   | Concrete Perimeter           |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Belgravia Elementary |
|------------|----------------------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 15          |
| Condo Fee      | \$296            |

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Listing information last updated on May 1st, 2025 at 5:17am MDT