

## \$585,000 - 303 11503 76 Avenue, Edmonton

MLS® #E4452341

**\$585,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to a rare opportunity in one of Edmonton's most coveted communities. This impeccably designed 3-bedroom, 2-bathroom residence offers a seamless blend of sophistication, comfort, and eco-conscious innovation, just moments from the University of Alberta Hospital, LRT, and the serene river valley trails. Inside, refined finishes set the tone: rich engineered hardwood floors, luxurious Toto Japanese toilets, and central air conditioning for year-round comfort. The expansive wrap-around patio invites morning coffee or evening unwinding, framed by the quiet elegance of Belgravia. Built from concrete and steel, this exclusive building is powered by solar energy and enhanced with geothermal heating and cooling-delivering efficiency 30% above national standards. Residents enjoy two secure underground parking stalls, pet-friendly living, and access to a breathtaking rooftop patio. A residence of this calibre offers not just a home, but a statement, where prestige meets convenience in the heart of Edmonton.

Built in 2019

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452341  |
| Price  | \$585,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,200                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 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, Insulation-Upgraded, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Green Building, Infill Property |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                   |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Heat Pump, Geo Thermal                                                                                                                                  |
| # of Stories      | 4                                                                                                                                                       |
| Stories           | 4                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Fiber Cement                                                                                                               |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | EPDM Membrane                                                                                                                               |
| Construction      | Concrete, Brick, Fiber Cement                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 15           |
| Condo Fee      | \$723             |

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 October 19th, 2025 at 6:32pm MDT