

## \$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. Donâ€™t miss the opportunity to own this exceptional condo in one of Edmontonâ€™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	51
Zoning	Zone 15
Condo Fee	\$470

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