

# \$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	34

Zoning	Zone 15
Condo Fee	\$474

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Listing information last updated on April 5th, 2025 at 10:32am MDT