

Courtesy Of Simon Roa Of Century 21 Leading

## **\$468,000 - 50 11518 76 Avenue, Edmonton**

MLS® #E4430507

**\$468,000**

2 Bedroom, 2.00 Bathroom, 1,064 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

WOW FACTOR! 2 bedrooms PLUS den, 2 full baths, 2 storey Open Ceiling unit, A/C, Well Maintained & Well Kept, quick possession available, STEPS to LRT station on a beautiful street in BELGRAVIA! Main floor features great room with soaring windows cathedral ceilings, beautiful kitchen with SS appliances, GRANITE counters through out and tons of cabinets. Dinning room, 1 bedroom, full bath, insuite laundry/storage and a large balcony with no blocking view complete the main level! Upstairs is the primary bedroom with ENSUITE featuring DOUBLE SINKS, 2nd PRIVATE balcony and a WALK-IN closet. A functional den/office is also offered on the 2nd level! The building features amenities including: fitness room, social room, and car wash. Condo fee includes heat & water utilities. Perfect for investors, students, professionals. Close to University of Alberta, steps to great dining, and 2 blocks from Mckernan/Belgravia LRT station! Incredible VALUE!

Built in 2011

### **Essential Information**

MLS® # E4430507

Price \$468,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active

### **Community Information**

Address	50 11518 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Parking-Visitor, Social Rooms
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 15
Condo Fee	\$707

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 April 19th, 2025 at 11:02am MDT