# \$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 188

Zoning Zone 15

Condo Fee \$707

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