

## **\$275,000 - 104 11503 76 Avenue, Edmonton**

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MLS® #E4433219

**\$275,000**

1 Bedroom, 1.00 Bathroom, 474 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

LOW CONDO FEES!! Great investment for U of A student with LRT a block away but walking distance as well to the U of A! Enjoy this newer MODERN building with ROOFTOP patio (including a gas BBQ) to watch downtown Fireworks on Canada day, or workouts or Wine at sunsets. Belgravia Square is only steps to the RAVINE with miles of trails and river views. A state-of-the-art SECURITY system makes it easy for owners and tenants to come and go but block intruders. Cameras complete the security. Plus 2 SECURED BIKE ROOMS are included for every owner/tenant. Your private apartment has 9' ceilings, QUARTZ countertops, 42" cabinetry, OPEN DESIGN with neutral decor, HEAT PUMP heats in the winter and provides AIR CONDITIONING in the summer, Ensuite FRONT LOAD WASHER & DRYER, COMPUTER NOOK (or Make into a Closet for Storage). Super QUIET with CONCRETE and STEEL walls!!. Comes with 1 UNDERGROUND PARKING stall. Catch a game downtown with the LRT too. This is a QUIET building that allow for PETS, close to everywhere.



Built in 2020

### **Essential Information**

MLS® #

E4433219

Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	474
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 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, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup, Solar Equipment, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Intercom, Microwave Hood Fan, Refrigerator-Energy Star, Washer - Energy Star, Window Coverings, Stove-Induction, Garage Heater
Heating	Heat Pump, Geo Thermal, Natural Gas
# of Stories	5
Stories	6
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Concrete, Brick, Composition
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	SBS Roofing System
Construction	Concrete, Brick, Composition
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belgravia Elementary
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### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	49
Zoning	Zone 15
Condo Fee	\$296

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