

Courtesy Of Simon Roa Of Century 21 Leading

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

MLS® #E4462468

### **\$468,000**

3 Bedroom, 2.00 Bathroom, 1,064 sqft  
Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

WOW FACTOR! 3 bedrooms, 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 Custom Make WALK-IN closet. A functional den/bedroom 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® #   | E4462468  |
| Price    | \$468,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| 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., 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  
                                 Shopping Nearby

Roof                    Asphalt Shingles, EPDM Membrane

Construction        Wood, Stone, Stucco

Foundation          Concrete Perimeter



**Additional Information**

Date Listed            October 17th, 2025

Days on Market        3

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 October 20th, 2025 at 4:32am MDT