

## \$439,900 - 4 11518 76 Avenue, Edmonton

MLS® #E4446910

**\$439,900**

2 Bedroom, 2.50 Bathroom, 1,209 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

**WALKABLE BELGRAVIA CONDO | 2 BED + DEN | UNDERGROUND PARKING** Live in the heart of Belgravia at Grand Scala! This top-floor 1214 sq ft condo offers 2 bedrooms + den, 2.5 baths, and an ideal layout for professionals, professors, or students. High ceilings, rich hardwood floors, and a bright open-concept living area with a gas fireplace create a warm and inviting feel. The kitchen features granite countertops, espresso cabinets, and stainless steel appliances. The spacious primary suite includes a walk-through closet with built-ins and a private ensuite. The second bedroom and den offer flexible space for guests, an office, or study area. Enjoy in-suite laundry, central A/C, a private balcony, and heated underground parking. Building amenities include a fitness room, social lounge, and car wash bay. Just steps to the LRT, Belgravia Hub, and Moods Café, with quick access to the U of A and river valley trails. Condo fees include heat and water. A perfect blend of style, comfort, and unbeatable location.

Built in 2011

### Essential Information

MLS® # E4446910

Price \$439,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,209             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 11518 76 Avenue |
| Area        | Edmonton          |
| Subdivision | Belgravia         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6G 0K7           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Air Conditioner, Exercise Room |
| Parking Spaces | 1                              |
| Parking        | Underground                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                      |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | EPDM Membrane                            |
| Construction | Wood, Stone, Stucco                      |
| Foundation   | Concrete Perimeter                       |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | McKernan School   |
| Middle     | McKernan School   |
| High       | Strathcona School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 15         |
| Condo Fee      | \$770           |

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Listing information last updated on August 8th, 2025 at 6:17am MDT