

\$612,999 - 303 11503 76 Avenue, Edmonton

MLS® #E4452341

\$612,999

3 Bedroom, 2.00 Bathroom, 1,200 sqft
Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to a rare opportunity in one of Edmonton's most coveted communities. This impeccably designed 3-bedroom, 2-bathroom residence offers a seamless blend of sophistication, comfort, and eco-conscious innovation, just moments from the University of Alberta Hospital, LRT, and the serene river valley trails. Inside, refined finishes set the tone: rich engineered hardwood floors, luxurious Toto Japanese toilets, and central air conditioning for year-round comfort. The expansive wrap-around patio invites morning coffee or evening unwinding, framed by the quiet elegance of Belgravia. Built from concrete and steel, this exclusive building is powered by solar energy and enhanced with geothermal heating and cooling-delivering efficiency 30% above national standards. Residents enjoy two secure underground parking stalls, pet-friendly living, and access to a breathtaking rooftop patio. A residence of this calibre offers not just a home, but a statement, where prestige meets convenience in the heart of Edmonton.

Built in 2019

Essential Information

MLS® #	E4452341
Price	\$612,999



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	303 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, Deck, Insulation-Upgraded, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Green Building, Infill Property
Parking Spaces	2
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Heat Pump, Geo Thermal
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick, Fiber Cement
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	EPDM Membrane
Construction	Concrete, Brick, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Days on Market	38
Zoning	Zone 15
Condo Fee	\$723

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