

## \$499,900 - 37 11518 76 Avenue, Edmonton

MLS® #E4437472

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,128 sqft

Condo / Townhouse on 0.00 Acres

Belgravia, Edmonton, AB

"Grand Scala" in prestigious Belgravia. This rare top floor 2 storey style unit is just a short walk to U of A campus, hospitals, Edmonton Clinic & LRT station. Gorgeous open plan, premium finishings and elegant features throughout, perfect for your luxury and easy care life style. This south facing 2 bedrooms + den (possible 3rd bedroom) corner unit with 2 U/G parking stalls features sun flooded great room w/ soaring windows, gas fireplace and 2 storey high ceilings. Large open kitchen w/ upgraded maple cabinetry, stainless steel appliances and large eating dining area. Convenient main floor bedroom with full bath. upper floor Primary bedroom has walk-in closet, 5 pieces ensuite bath & a private balcony w/ fabulous tree top view. Other features include granite counter tops, central air, 9 ft ceilings, extra storage cage and more, Very classy & stylish building w/ car wash, fitness/social room, bike & visitor parking. Perfect university location w/ easy access to city centre, river valley parks/trails.

Built in 2011

### Essential Information

MLS® # E4437472

Price \$499,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	37 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, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Storage Cage
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 20th, 2025
Days on Market	40
Zoning	Zone 15
Condo Fee	\$741

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Listing information last updated on June 29th, 2025 at 3:02pm MDT