

## \$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.

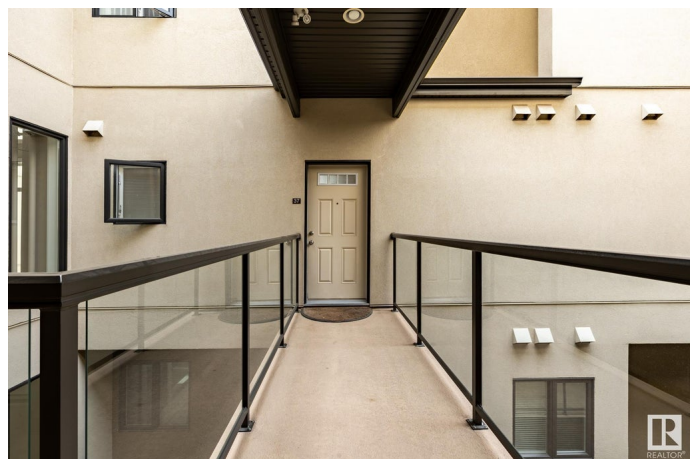
Built in 2011

### 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 | 119            |
| Zoning         | Zone 15        |
| Condo Fee      | \$741          |

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Listing information last updated on September 16th, 2025 at 4:17am MDT