

\$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	86
Zoning	Zone 15
Condo Fee	\$741

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