

## **\$949,000 - 11411 76 Avenue, Edmonton**

MLS® #E4426467

**\$949,000**

4 Bedroom, 4.50 Bathroom, 2,016 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Custom designed home with 5 min walk to U of A, ravine, Belgravia school, and LRT. VAULTED CEILING and front glass door entrance gives a WOW factor with custom upgraded wood/metal railings and extra front closets. Main floor boasts real hardwood floors with a front entrance den, providing privacy to the living area. The 9ft ceiling KITCHEN IS A CHEF'S DREAM with a huge quartz island, gas cook-top, wall oven, high gloss white and wood grain custom cabinets, ample storage with built-in pantry, and built-in custom coffee bar. EXTRA LIGHTING on the entire main floor and FLOOR TO CEILING WINDOWS. Cozy up in the living room with built-in wall mounted GAS FIREPLACE. Upstairs are 4 large bedrooms with VAULTED CEILINGS, WALK-IN CLOSETS IN ALL BEDROOMS, 2 en-suites, a private BEDROOM BALCONY, second floor laundry, and high quality 50 oz upgraded plush carpet. Finished basement with separate entrance for possible future suite. 3 EXTRA PARKING SPOTS on large double garage concrete pad. This home has it all!

Built in 2021

### **Essential Information**

MLS® # E4426467

Price \$949,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,016                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11411 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0K5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Secured Parking, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Infill Property |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, See Remarks  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount, See Remarks   |
| Stories           | 4   |

Has Basement      Yes  
Basement          Full, Finished

**Exterior**

Exterior            Wood, Metal, Stucco, Vinyl  
Exterior Features   Back Lane, Flat Site, Golf  
                         Landscape, Paved Lane, P  
                         Schools, Shopping Nearby, S  
Roof                  Asphalt Shingles  
Construction      Wood, Metal, Stucco, Vinyl  
Foundation        Concrete Perimeter



**School Information**

Elementary        Belgravia, Mckernan  
High                Old Scona

**Additional Information**

Date Listed        March 19th, 2025  
Days on Market    116  
Zoning              Zone 15

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Listing information last updated on July 13th, 2025 at 7:32pm MDT