

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

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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    90  
Zoning              Zone 15

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Listing information last updated on June 16th, 2025 at 11:02pm MDT