

# \$939,900 - 11817 76 Avenue, Edmonton

MLS® #E4435417

**\$939,900**

4 Bedroom, 2.50 Bathroom, 1,498 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Rarely does a home like this hit the market! Completely remodeled inside & out by Homes by Managen in 2010, this exceptional property blends elegance & modern convenience. Enjoy an inviting open concept layout filled with abundant natural light, highlighted by stunning hardwood & tile floors, oversized windows, and sleek finishes. The main floor offers the ideal setup: spacious primary suite with walk-in closet & luxurious ensuite, a convenient den, guest-friendly half bath, and laundry. Downstairs, discover a spectacular rec room boasting home automation, a cozy gas fireplace, plus two additional bedrooms with an option to convert the gym into a third bedroom. Step outside to your beautifully landscaped south-facing yard, complemented by exposed aggregate sidewalks & a newer double garage. All this in a premier location, just steps from Edmonton's iconic River Valley trails, LRT, University of Alberta, and vibrant amenities. Opportunities to own homes of this quality and style are truly rare!

Built in 1952

## Essential Information

MLS® # E4435417

Price \$939,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,498                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11817 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0L1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Exterior Walls- 2"x6", Storage-In-Suite, See Remarks |
| Parking   | Double Garage Detached, Heated  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |            |
|------------|------------|
| Elementary | Belgravia  |
| Middle     | McKernan   |
| High       | Strathcona |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 15       |

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Listing information last updated on May 19th, 2025 at 12:32am MDT