

## \$499,500 - 37 11518 76 Avenue, Edmonton

MLS® #E4463662

**\$499,500**

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 apartment condo features a gorgeous open floor plan, premium finishings and elegant features throughout, and just a short walk to U of A campus, University Hospital, Edmonton Clinic & LRT station. This south facing 2 bedrooms + den (Possible 3rd bedroom) corner unit has a sun flooded living room w/ soaring windows, gas fireplace and 2 storey high ceilings. Spacious open kitchen w/ upgraded maple cabinetry, stainless steel appliances and nice dining area. Convenient main floor bedroom w/ full bath. Upper floor primary bedroom features 5 pcs ensuite bath, walk in closet & a private balcony w/ fabulous tree top view. Other features include 2 side by side U/G parking stalls, granite counter tops, central A/C, 9 ft. ceilings, extra storage cage & more, Classy & stylish building, car wash, social/party room, fitness center, bike & visitor parking. Luxury & easy care life style in a quiet & convenient University location.

Built in 2011

### Essential Information

MLS® # E4463662

Price \$499,500

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          | 2 Storey          |
| 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, Car Wash, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Storage-In-Suite, 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                                                                                                           |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 15            |
| Condo Fee      | \$741              |

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Listing information last updated on November 3rd, 2025 at 8:47pm MST