



## 11807 76 Avenue Edmonton AB

\$839,000

Elegant. Refined. Style. This gorgeous renovated home is perfectly located just steps to Saskatchewan Drive and the trails of the river valley in one direction and the LRT station in the other. Located in the highly sought-after community of Belgravia with a large 50' x 130' lot with south-facing backyard, there is opportunity for a future garden or garage suite. As you step inside you notice the fine details of bespoke finishes and a feeling this meticulously cared for property is truly "Home". Custom updates and renovations include James Hardie siding, chestnut metal 'Lux Architectural Products' vented soffits, handmade bespoke maple fireplace mantle with Regency gas fireplace & upgraded insert, updated fixtures throughout from Park Lighting. New top models Kitchen-Aid stainless steel kitchen appliances (including gas stove), triple pane windows, high efficiency furnace, upgraded electrical, newer shingles, plus dozens of additional upgrades. Come experience this wonderful home in Belgravia!

Listing Presented By:



Originally Listed by:  
Liv Real Estate

Nathan@livrealestate.ca  
<https://www.livrealestate.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)