



## 11503 76 Avenue 408 Edmonton AB

\$369,900

Original owner top floor unit with South facing balcony in the wonderful Belgravia Square building! It's clean, meticulously maintained, and freshly painted. Natural light pours in through the windows making it bright and airy. The kitchen includes quartz countertops and upgraded appliances such as an induction countertop stove and 2-drawer dishwasher. A 4 piece bathroom with cheater door into the spacious primary bedroom. A stacking laundry pair in-suite and a second bedroom or office/den. Enjoy the beautiful view from your own balcony with gas line for your BBQ, or make use of the building's rooftop patio. One assigned parking stall in the heated, underground parkade and option to rent a storage cage, not far from the unit. This green building has geo thermal heating/cooling, solar panels, concrete and steel construction. New high tech alarm system and two bike storage areas. The location can't be beat - close to the U of A LRT, Whyte Ave, river valley and local shops. Pets allowed with board approval.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

deb.rowbotham@century21.ca  
<https://deb-rowbotham.c21.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com