

# \$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
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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	16
Zoning	Zone 15

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