

## \$795,000 - 11622 76 Avenue, Edmonton

MLS® #E4440637

**\$795,000**

3 Bedroom, 3.50 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Discover a rare gem in the heart of Belgravia—an architecturally distinctive, renovated one and a half storey with thoughtful updates. This 3-bedroom + den, 4-bath home offers exceptional flow throughout its opened-up floor plan, where spacious, light-filled rooms connect seamlessly. The gourmet kitchen features a large island, skylights, custom built-ins, and patio doors that lead to a serene, fully landscaped backyard oasis. Step directly from the kitchen or the beautifully renovated primary suite onto a stunning covered deck, complete with a hot tub and surrounded by mature trees for ultimate privacy. Inside, you’ll find rich hardwood floors, a welcoming front living room with two fire, and elegant finishes at every turn. The basement is impressively developed and key mechanicals—including furnace, hot water tank, electrical, and double garage—have all been updated. Just steps to the LRT and river valley trails, this is a refined, tranquil retreat near the University of Alberta Campus & hospital.

Built in 1949

### Essential Information

MLS® # E4440637

Price \$795,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11622 76 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K8

### Amenities

Amenities	Hot Tub
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Fenced

Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belgravia
Middle	McKernan
High	Strathcona/Old Scona

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	41
Zoning	Zone 15

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