

## \$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 | 17             |
| Zoning         | Zone 15        |

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Listing information last updated on June 20th, 2025 at 10:32am MDT