

# \$1,140,000 - 11503 73 Avenue, Edmonton

MLS® #E4424122

**\$1,140,000**

4 Bedroom, 2.50 Bathroom, 2,850 sqft  
Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to Belgravia one of Edmonton's premier communities. Outstanding features of this gracious & unique home are its spaciousness, the double attached garage (rare for Belgravia), the luscious immaculate private sunny yard, the huge 2nd floor library that is flooded with natural light complimenting the warmth of the wood accents, and its proximity to 2 schools, the community league, the park & playground, and the hospitals, LRT station and U of A. This 2849 sq ft home has been architecturally redesigned and updated. It has 4 bedrooms and 2.5 completely remodelled bathrooms. The kitchen, being central to this home makes it ideal for entertaining and for an active family. Take the party outside and enjoy a large gathering on the huge deck and grassy areas. This home is also perfect for those who work from home using the 388 sq ft library for office space. A short commute to downtown and walking distance to many great amenities, the hospitals and campus this one-of-a-kind elegant home is a must to view!!

Built in 1950

## Essential Information

MLS® #	E4424122
Price	\$1,140,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,850
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11503 73 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0E2

### **Amenities**

Amenities	Air Conditioner, Deck, Skylight
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter, Grade Beam

### **School Information**

Elementary	Belgravia
Middle	Mckernan
High	Strathcona Composite

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	Zone 15

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