

# \$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 | 31              |
| Zoning         | Zone 15         |

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Listing information last updated on April 5th, 2025 at 4:17am MDT