

# **\$1,300,000 - 11528 72 Avenue, Edmonton**

MLS® #E4426886

**\$1,300,000**

3 Bedroom, 3.50 Bathroom, 2,855 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

This very special home in Belgravia, built in 2009, has 3 large Bedrooms (2 up 1 down) 4 modern Bathrooms (including a beautiful walk through Ensuite attached to the primary bedroom), a large main floor office, a fully functioning Elevator, In Floor Heating throughout, double insulated walls with staggered offset studs, a solar panel to power the massive hot water tank that provides water to the house as well as the in floor heating (but prioritizes water usage for showers and running water), a high efficiency furnace with a boiler, triple pane windows with built in blinds, real hardwood floors, an upper patio, a front porch, a back yard deck, Granite bianco antico countertops, a very large walk in pantry, tons of cupboard space, and huge kitchen island, and more. This green building close to the U of A, and countless walking trails for those who love to be in the heart of the city. It offers an over sized heated double garage that currently is used as a work studio. This charming home is a must see.

Built in 2009

## **Essential Information**

MLS® #	E4426886
Price	\$1,300,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,855
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11528 72 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0B8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Water Electric, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Patio, Green Building, Exterior Walls 2"x12", HRV System, Natural Gas BBQ Hookup, Solar Equipment
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater
Heating	In Floor Heat System, See Remarks
Fireplace	Yes
Fireplaces	Freestanding, Wall Mount
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco

Exterior Features      Fenced, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby, Ski Hill Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                March 21st, 2025

Days on Market        59

Zoning                        Zone 15

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