

## \$775,000 - 11650 72 Avenue, Edmonton

MLS® #E4463502

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Nestled near Edmonton's scenic river valley trail system, this beautifully renovated 1,436 sq. ft. sits on a 55' x 131' lot. Featuring four spacious bedrooms, three full bathrooms, and a private main-floor office, this home offers a functional layout ideal for families and has a fabulous mudroom! The finished basement expands the living space with a large family room, additional bedrooms, and ample storage—providing flexibility for guests, a home gym, or a media area. The open-concept design showcases contemporary finishes, a bright, inviting kitchen, and patio doors leading directly to the backyard—perfect for entertaining or quiet evenings outdoors. Located just minutes from the University of Alberta campus & hospital, with easy access to the LRT system, this home also sits close to premier recreation facilities at the Saville Centre. Combining urban accessibility with the tranquility of nearby nature trails, this property is great value!

Built in 1952

### Essential Information

MLS® # E4463502

Price \$775,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,436                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11650 72 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0C1         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, No Smoking Home, Vinyl Windows |
| Parking   | See Remarks                          |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 2                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | Full, Finished                                                                 |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Belgravia            |
| Middle     | McKernan             |
| High       | Strathcona/Old Scona |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 24th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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Listing information last updated on November 9th, 2025 at 1:02pm MST