

# \$1,600,000 - 11528 72 Avenue, Edmonton

MLS® #E4426886

**\$1,600,000**

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    | \$1,600,000 |
| 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 15

Zoning Zone 15

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