

## \$650,000 - 11626 77 Avenue, Edmonton

MLS® #E4464852

**\$650,000**

4 Bedroom, 2.00 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to beautiful Belgravia, known for its tree-lined streets, strong sense of community, and unbeatable access to the River Valley.

This spacious 4-bedroom, 2-bathroom property offers great square footage and incredible potential to make it your own. Long-time ownership shows in the care of this home, which features a bright kitchen and family room combination with a large patio door leading to the backyard – perfect for keeping an eye on the kids while they play. The generous basement includes a Rec room, bathroom, and additional unfinished areas ready for your future vision. Perfectly located on a quiet avenue in the heart of Belgravia, this is a wonderful opportunity to enjoy a fantastic neighbourhood and create the home of your dreams. Belgravia School, and the University of Alberta campus & hospital are just a few blocks away.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464852  |
| Price          | \$650,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,604     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11626 77 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0M3         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                         |
| Stories      | 3                                                                 |
| Has Basement | Yes                                                               |
| Basement     | Full, Partially Finished                                          |

### **Exterior**

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

### **School Information**

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 15            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 10:32pm MST