

# **\$1,150,000 - 11528 72 Avenue, Edmonton**

MLS® #E4445227

**\$1,150,000**

3 Bedroom, 3.50 Bathroom, 2,855 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Exceptional energy-efficient home in Belgravia, built in 2009. This 3-bedroom (2 up, 1 down), 4-bath property features a luxurious walk-through ensuite, large main-floor office, and fully functioning elevator. Designed for comfort and sustainability, it includes in-floor heating throughout, double insulated walls with offset studs, triple-pane windows with built-in blinds, a solar-powered hot water system, high-efficiency furnace with boiler, and a massive hot water tank that prioritizes domestic use. The gourmet kitchen offers Bianco Antico granite counters, huge island, walk-in pantry, and abundant cabinetry. Real hardwood floors, front porch, upper patio, and backyard deck complete the space. The oversized heated double garage is currently used as a work studio. Located close to the University of Alberta, public transit, and extensive walking trails, this rare green-built home blends thoughtful design with unbeatable location. A true gem in the heart of the city!

Built in 2009

## **Essential Information**

MLS® #	E4445227
Price	\$1,150,000
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                 July 1st, 2025

Days on Market          50

Zoning                        Zone 15

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