

# \$819,900 - 11650 72 Avenue, Edmonton

MLS® #E4463502

**\$819,900**

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. bungalow perfectly balances modern comfort and exceptional convenience. Featuring five 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	\$819,900



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	T5G 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	4
Zoning	Zone 15

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