

## \$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         17

Zoning                        Zone 15

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Listing information last updated on July 18th, 2025 at 2:17pm MDT