

\$1,100,000 - 11528 72 Avenue, Edmonton

MLS® #E4445227

\$1,100,000

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 | \$1,100,000 |
| 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 55

Zoning Zone 15

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