

Courtesy Of Courtney L Harcott Of Initia Real Estate

\$574,900 - 11415 9 Avenue, Edmonton

MLS® #E4423574

\$574,900

4 Bedroom, 3.50 Bathroom, 1,860 sqft
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the well established and family friendly neighborhood of Twin Brooks! This lovely home is over 2500sq of fully finished living space with so many added extras. The main level is bright and spacious, offering vaulted ceilings, central dining area, fire place, and large kitchen. The laundry/mud room is conveniently located off the main. Head on up the central staircase, illuminated by the skylight, to the primary and 2 well sized bedrooms. The primary offers your very own substantial fireplace for cozy evenings, as well as water closet and corner soaker tub. The basement is fully finished including the 4th bedroom, 3 piece bathroom, living area, and super fun bar! Step out the back door to your very own heated sunroom! The backyard is complete with large deck, dry pond, mature trees for privacy, and no rear neighbors! Located on a cul de sac, it is quiet and safe for your kids to play. Make this one yours today!

Built in 1996

Essential Information

| | |
|------------|-----------|
| MLS® # | E4423574 |
| Price | \$574,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,860 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 11415 9 Avenue |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 6Z5 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Skylight, Sunroom, Vaulted Ceiling |
| Parking | Double Garage Attached, Front Drive Access, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Masonry |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------|
| Elementary | George P Nicholson |
| Middle | D.S Mackenzie |
| High | Harry Ainley |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 38 |
| Zoning | Zone 16 |

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Listing information last updated on April 8th, 2025 at 3:02pm MDT