

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	46
Zoning	Zone 16

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