

Courtesy Of Mani Bagga and Sajeed Velji Of Royal Lepage Magna

\$569,999 - 11532 9 Avenue, Edmonton

MLS® #E4428480

\$569,999

5 Bedroom, 3.00 Bathroom, 1,310 sqft
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the sought-after community of Twin Brooks! This stunning 4-level split traditional home boasts over 1,309 square feet above ground, complemented by a fully finished basement, offering an abundance of space for a growing family. With 5 spacious bedrooms & 3 full baths, this home is designed for both comfort & functionality. The main floor features a spacious, open-concept layout w/ 2 generous living rooms, perfect for family gatherings. The upper level is home to 3 roomy bedrooms, including a primary bedroom w/ a 3-piece ensuite & a large closet for added convenience. The 2 additional bedrooms on this level share a common 4-piece bath. On the lower level, you'll find a versatile family room, a 4th bedroom & a full 4-piece bath, providing ample privacy and comfort. The fully finished basement is a true highlight, offering expansive extra living space that includes a bedroom, a recreation room, storage + utility room. The backyard offers privacy and security! Close to all amenities!

Built in 1993

Essential Information

MLS® #	E4428480
Price	\$569,999
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11532 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 6T9

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	George P. Nicholson School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

Additional Information

Date Listed	April 1st, 2025
Days on Market	3
Zoning	Zone 16

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