

\$565,000 - 11445 9 Avenue, Edmonton

MLS® #E4423665

\$565,000

3 Bedroom, 2.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

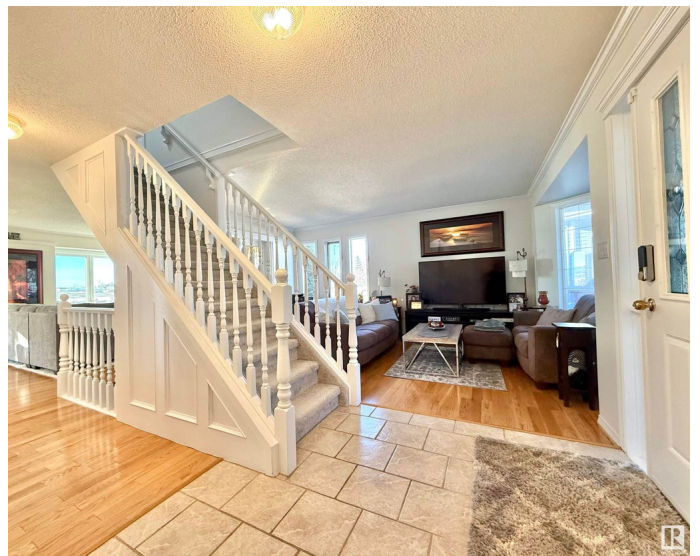
Twin Brooks, Edmonton, AB

Beautiful bright 3 bedroom 2 storey in Twin Brooks. Very large south facing pie shaped lot that is fully fenced in a quiet cup-de-sac. Beautiful hardwood floors flow throughout the main floor that features an island kitchen, living room with gas fireplace, French doors to a formal dining room plus an additional family room. The upper floor features 3 large bedrooms and a full bathroom with solar tube light. The master bedroom is complete with walk-in closet and 5 piece ensuite with tandem sinks. There have been numerous upgrades to the home such as attic insulation, new flooring upstairs, air conditioner, roof is only 6 years old plus most of the windows have been replaced with triple pane.

Built in 1993

Essential Information

MLS® #	E4423665
Price	\$565,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	1993



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11445 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6X8

Amenities

Amenities	No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11

Zoning

Zone 16

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Listing information last updated on March 14th, 2025 at 8:47am MDT