Courtesy Of Erica Ammar Of Royal Lepage Arteam Realty

$569,000 - 11415 9 Avenue, Edmonton

MLS® #E4458744

$569,000
4 Bedroom, 3.50 Bathroom, 1,884 sqft
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the highly sought-after community of Twin Brooks! Nestled in a private cul-de-sac on a massive reverse pie lot, this beautifully landscaped property offers incredible privacy with no neighbors behind. From the charming front covered porch to the backyard oasis complete with a large deck, pond, and firepit area, this home is made for both relaxation and entertaining. Inside, youâ€™ll find a spacious living room with a cozy fireplace, a large dining area, a heated 3-season sunroom, convenient main floor laundry, and a 2-piece bath. Upstairs, the luxurious primary suite features a corner fireplace, walk-in closet, and a 5-piece ensuite, along with two additional large bedrooms and another full bath. The finished basement adds even more living space with a family room and corner bar, a generous bedroom, and a 3-piece bathroom. With a double attached garage and a location that combines privacy, comfort, and community, this home is a must-see for families looking for space and lifestyle in Twin Brooks.

Built in 1996

Essential Information

MLS® #	E4458744
Price	$569,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,884
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	Deck, Hot Tub, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	26
Zoning	Zone 16

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