

# \$1,250,000 - 11503 13 Avenue, Edmonton

MLS® #E4431911

**\$1,250,000**

5 Bedroom, 3.50 Bathroom, 2,934 sqft

Single Family on 0.00 Acres

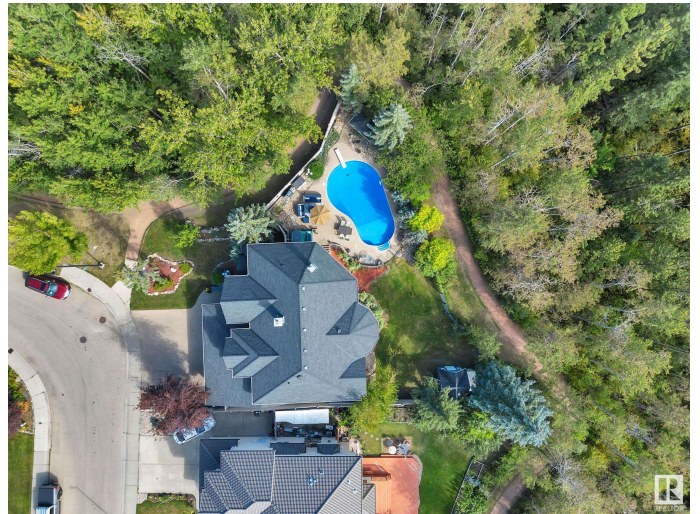
Twin Brooks, Edmonton, AB

EXTRAORDINARY! Welcome to the TWIN BROOKS and experience LUXURY LIVING in your new ESTATE DREAM HOME! Unbelievable RAVINE views from south backing PIE lot (924m2). Showcases vaulted ceilings, open concept floor plan, gorgeous main floor office w/custom murphy bed & dble doors to yard, triple HEATED garage w/shop, massive windows w/stunning views, speakers throughout, upper-level laundry room, sprinkler system, OUTDOOR POOL & walnut hardwood floors. Recent updates include new carpet & furnace. Ownersâ€™ suite will leave you speechless with bay window views, WIC with jack & Jill ensuite access & 2-way gas F/P. Kitchen is a chefâ€™s dream complimented by granite countertops, abundance of cabinetry w/pull-outs, luxurious appliances featuring 42" refrigerator, 6 burner gas stove & built-in Miele Espresso maker. Fully finished basement offers 2 additional bedrooms, bathroom & rec room. This home is RARE FIND & OPPORTUNITY OF A LIFETIME to live on a ravine!

Built in 1995

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4431911    |
| Price  | \$1,250,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,934                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11503 13 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7A3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, Hot Tub, Patio, Pool-Outdoor, Smart/Program. Thermostat, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling |
| Parking   | Heated, Insulated, Shop, Triple Garage Attached   |
| Has Pool  | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Hood Fan, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Pool Equipment, Garage Heater |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided, See Remarks  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | GEORGE P. NICHOLSON K-6   |
| Middle     | D.S. MACKENZIE SCHOOL 7-9 |
| High       | HARRY AINLAY SCHOOL 10-12 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 16          |

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Listing information last updated on May 7th, 2025 at 10:17pm MDT