

## \$330,000 - 11115 9 Avenue, Edmonton

MLS® #E4440339

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Over 1400 sq.ft. 2-storey townhouse with double oversize attached garage in Twin Brooks, a very desirable neighborhood in southside with Twin Brooks lake, park and walking trails just steps away. Large living room with bay window and hardwood floorings. Formal dining room with window facing backyard. Bright Kitchen is open to dinette area with sliding door to large deck. 3 good-sized bedrooms upstairs. Large master bedroom has walk-in closet and full bath en-suite. Upper floor laundry. Heated over size double attached garage with storage. Excellent Twin Brooks elementary school just a few blocks away. A sort bus ride to LRT station at 111 street and 23 avenue and going to university and downtown in minutes. Easy access to Anthony Henday & minutes from YMCA, LRT station at Century Park. Excellent complex and location. Nice and bright. Enjoy the maintenance-free living.

Built in 1995

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440339  |
| Price      | \$330,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,411             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11115 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6J 6Z1        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Over Sized   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 16        |
| Condo Fee      | \$414          |

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Listing information last updated on June 16th, 2025 at 12:02am MDT