

\$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

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|----------|-----------|
| 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 | 2 |
| Zoning | Zone 16 |

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