

## \$749,500 - 11235 10a Avenue, Edmonton

MLS® #E4434344

**\$749,500**

4 Bedroom, 3.50 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Filled w/natural light, this wonderful 2427â€™™ 4-BDRM family home sits on a giant 9400â€™™ lot & is nestled in a quiet cul-de-sac, just steps to the Elementary School. With large rooms throughout, the main floor has formal LR & DR, the kitchen w/tons of storage, a bright breakfast nook, a huge family room w/adjacent office & laundry room w/access to the OS double garage. There are 3 upper BDRMS including the huge primary w/a 5-pce ensuite & W-I closet. The basement has a large RR w/a wet bar & lots of space for a games table. There is also a large BDRM, full bath & tons of storage. Furnaces(2022) HWT(2020) & main floor windows have been replaced except 2 by the kitchen sink. This home will appeal to active families who love outdoor activities. Let the kids run free in the huge pie lot, play ball hockey in the cul-de-sac. Enjoy BBQs on the spacious sunny deck. This air-conditioned and freshly painted Twin Brooks beauty has easy access to shops & amenities of the Common, the future LRT, the Henday & YEG.

Built in 1990

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4434344  |
| Price    | \$749,500 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,427                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11235 10a Avenue |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 6S3          |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Deck, Sprinkler Sys-Underground |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | George P Nicholson     |
| Middle     | DS MacKenzie           |
| High       | Harry Ainlay Composite |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 11            |
| Zoning         | Zone 16       |

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Listing information last updated on May 14th, 2025 at 10:03am MDT