

## \$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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