

## \$725,000 - 11564 15 Avenue, Edmonton

MLS® #E4440415

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

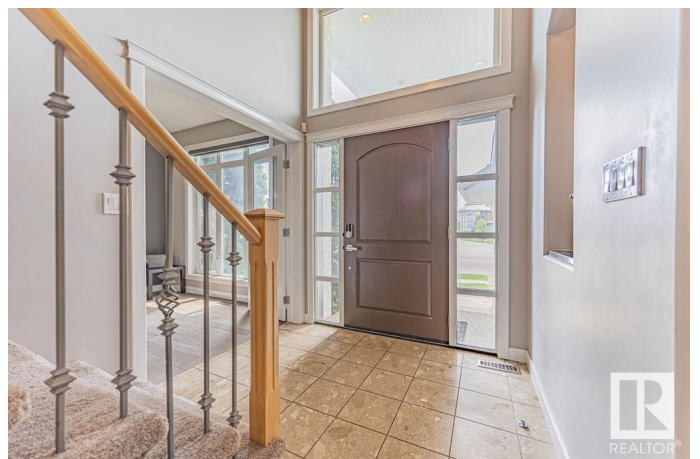
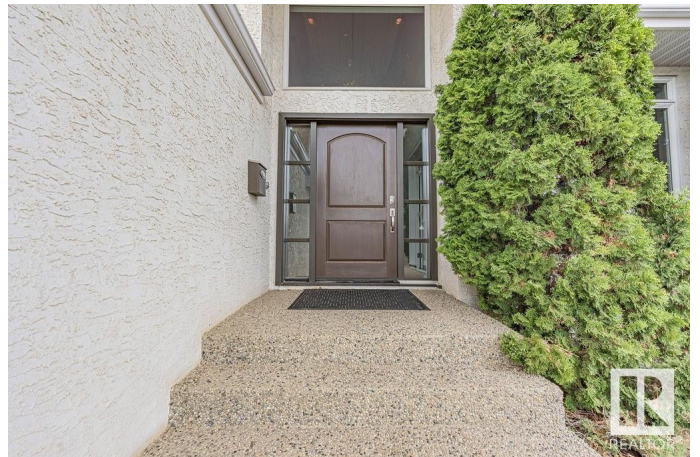
Welcome to this stunning 2,200 sq ft two-storey home nestled in the beautiful community of Twin Brooks! Boasting 4 bedrooms and 3.5 baths, this cozy property offers the perfect blend of elegance and functionality. Step inside to the main floor and be dazzled by the engineered hardwood floors, the 18 ft open to below living room area with a gas fireplace, a private dining area, a front office, a chef-inspired kitchen that includes granite countertops, ample cabinetry, and a breakfast nook that opens to a private, landscaped backyard. Upstairs, the primary suite impresses with a walk-in closet and spa-like ensuite, while two additional bedrooms and a full bath provide ample space for family. The fully finished basement adds versatility with a large rec room, fourth bedroom, and full bath-perfect for guests. Furnance and HWT replaced in 2022. AC installed in 2024. Garage also expoxied. Located just minutes from schools, parks, transit, and easy access to the Anthony Henday, this is the perfect family home!

Built in 1998

### Essential Information

MLS® # E4440415

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,203                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11564 15 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7C9         |

### Amenities

|           |                                                                                                                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Satellite TV Dish, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                              |
| Fireplaces        | Marble Surround                                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                              |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |             |
|------|-------------|
| Roof | Pine Shakes |
|------|-------------|

|              |              |
|--------------|--------------|
| 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 | June 5th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 11 |
|----------------|----|

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

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Listing information last updated on June 16th, 2025 at 4:47am MDT