

## **\$358,000 - 124 11115 9 Avenue, Edmonton**

MLS® #E4428007

**\$358,000**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

This exceptional 2-storey condo offers over 1400 square feet of living space in the community of Twin Brooks. It features gorgeous hardwood floorings, a large living room with bay window and gas fireplace. The formal dining room includes a view of the backyard and the kitchen opens to a dinette area with an exit to a large outdoor deck. Upstairs you find 3 bedrooms including the primary bedroom with walk-in closet and full bath en-suite. A laundry area and 4 piece bathroom complete the upper level. The unit also features a heated double attached garage on the lowest level as well as a small hall and utility room. Twin Brooks elementary school is located nearby and Twin Brooks lake, park and walking trails are just steps away. Excellent complex with maintenance free living and location with easy access to both highways.

Built in 1995

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4428007  |
| Price      | \$358,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,410             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 124 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   |

### Interior

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

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 16          |
| Condo Fee      | \$396            |

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Listing information last updated on April 19th, 2025 at 8:32pm MDT