

# \$390,000 - 11807 9 Ave, Edmonton

MLS® #E4430180

**\$390,000**

4 Bedroom, 2.50 Bathroom, 1,320 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Discover the perfect blend of affordability & livability in this 4-beds, 2.5-baths home in the quiet neighbourhood of Twin Brooks. This two-storey property serves as an ideal starting point for those looking to create a cozy, personalized abode. The main and upper floors are thoughtfully designed with hard surface flooring. The updated washer and dryer. New dishwasher. Roofings was replaced 2021. Enjoy the south facing backyard with a privacy wall. This home is just minutes away from schools, scenic walking trails, YMCA recreation centre, Century Park LRT etc. Easy access to both the Anthony Henday and Whitemud freeways.

Built in 1996

## Essential Information

MLS® #	E4430180
Price	\$390,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	1996
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11807 9 Ave
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A1

### **Amenities**

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Smoking Home
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	4
Zoning	Zone 16

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