

## \$349,000 - 11717 9b Avenue, Edmonton

MLS® #E4439507

**\$349,000**

4 Bedroom, 2.50 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

This executive-style townhouse is modern, move-in ready, and located in the desirable gated community of Twin Brooks! As an end unit backing south onto green space, it offers both privacy and natural light. The home is immaculate, featuring blonde hardwood floors and cabinetry, a cozy corner fireplace, and an oversized dining area with patio doors leading to a sunny 20x10 ft deck. Upstairs, you'll find three spacious bedrooms - one with a private ensuite and a second full bath. The fully finished lower level includes built-in media shelving and can be used as a fourth bedroom. Recent upgrades include brand new carpet, a new washer & dryer, and a new water tank. Just 7 minutes from the Henday and within walking distance to scenic ravine trails and a bird sanctuary, this home offers style, comfort, and convenience—all at a great price!

Built in 1998

### Essential Information

MLS® #	E4439507
Price	\$349,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,444
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11717 9b Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B7

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Gated Community, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	16
Zoning	Zone 16
Condo Fee	\$409

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