

## \$164,900 - 11620 9a Avenue, Edmonton

MLS® #E4420093

**\$164,900**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this impeccably maintained 1-bed, 1-bath condo, perfect for first-time homebuyers! Step inside & be greeted by a modern kitchen featuring newer cabinets, sleek countertops & S/S appliances that blend functionality with flair. The spacious open-concept design is enhanced by thoughtful touches, including in-suite laundry, a renovated bathroom & ample storage. Enjoy your morning coffee on your generously sized patio, a perfect space to relax & soak in the peaceful surroundings. Situated in the serene community of Twin Brooks, immerse yourself in the tranquility of nearby scenic walking & running trails or take in the beauty of a picturesque man-made lake just steps from your door. This prime location offers unparalleled convenience with easy access to the Henday, Hwy 2, YEG Airport, a Rec Center & Century Park LRT station. Shopping, dining & entertainment options abound at the South Common Shopping District. Don't miss the opportunity to make this beautiful home yours!

Built in 1996

### Essential Information

MLS® # E4420093

Price \$164,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	11620 9a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B4

### Amenities

Amenities	Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Storage-In-Suite, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 3rd, 2025
Days on Market	133
Zoning	Zone 16
Condo Fee	\$375

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