

## \$549,999 - 11532 9 Avenue, Edmonton

MLS® #E4428480

**\$549,999**

5 Bedroom, 3.00 Bathroom, 1,310 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the sought-after community of Twin Brooks! This stunning 4-level split traditional home boasts over 1,309 square feet above ground, complemented by a fully finished basement, offering an abundance of space for a growing family. With 5 spacious bedrooms & 3 full baths, this home is designed for both comfort & functionality. The main floor features a spacious, open-concept layout w/2 generous living rooms, perfect for family gatherings. The upper level is home to 3 roomy bedrooms, including a primary bedroom w/ a 3-piece ensuite & a large closet for added convenience. The 2 additional bedrooms on this level share a common 4-piece bath. On the lower level, you'll find a versatile family room, a 4th bedroom & a full 4-piece bath, providing ample privacy and comfort. The fully finished basement is a true highlight, offering expansive extra living space that includes a bedroom, a recreation room, storage + utility room. The backyard offers privacy and security! Close to all amenities!

Built in 1993

### Essential Information

MLS® # E4428480

Price \$549,999

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,310                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 11532 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 6T9        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| 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    | April 1st, 2025 |
| Days on Market | 76              |
| Zoning         | Zone 16         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:17pm MDT