

# \$169,900 - 11620 9a Avenue, Edmonton

MLS® #E4440638

**\$169,900**

2 Bedroom, 2.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Affordable living in the desirable Twin Brooks community! This well-priced 2nd-floor condo offers great value with a spacious living room that opens to a private patio surrounded by mature trees—perfect for relaxing. A cozy dining area and functional galley kitchen complete the main space. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. On the opposite side of the unit is a second bedroom, another full bathroom, in-suite laundry, and extra storage. With one assigned parking stall and a location close to public transit, schools, shopping, and beautiful ravine trails, this move-in ready condo is an excellent opportunity for first-time buyers or investors.

Built in 1996

## Essential Information

MLS® #	E4440638
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	780
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	Intercom, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 16

Condo Fee                    \$444

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