

## \$569,900 - 11735 10 Avenue, Edmonton

MLS® #E4454894

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

**BRAND NEW BASEMENT!** Beautiful 1208 sqft bi-level in Twin Brooks! This 2+2 bed, 2 bath home sits on a corner lot w/ great curb appeal. Enter into a bright kitchen w/ plenty of cupboards & S/S appliances, spacious great room w/ dbl-sided fireplace & vaulted ceilings, and sunny dining nook. Down the hall, you'll find 2 bdrms, & 4 pc bath. Brand new prof finished basement adds a large rec room for the family to hang out, 2 bdrms, modern 3pc bath, storage & laundry. Additional features include Newer furnace & A/C (2020), vinyl windows, dbl att garage, fresh paint & new carpet on main. Backyard features a deck w/ gazebo, upgraded fencing on side-yard & backs onto a green strip. Quiet cul-de-sac location, walking distance to school, recreation, playground, Whitemud Creek & transit. Quick access to South Common shopping & amenities.

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454894  |
| Price          | \$569,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,209     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1995                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11735 10 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 7A6         |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                    |

### Interior

|              |                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace    | Yes                                                                                                                                                                          |
| Fireplaces   | Double Sided                                                                                                                                                                 |
| Stories      | 2                                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                         |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                         |

**Additional Information**

Date Listed            August 27th, 2025  
Days on Market      70  
Zoning                Zone 16

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