

## **\$270,000 - 14 11105 9 Avenue, Edmonton**

MLS® #E4432849

**\$270,000**

3 Bedroom, 2.50 Bathroom, 1,309 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the beautiful area of Twin Brooks! This 3 bedroom, 2.5 bathroom townhouse is in a great location with over 1300 sq ft of useable space. The main level has a good size kitchen, eating nook area, dining room and a living room with a cozy fireplace for those cold winter days. The partially unfinished basement has one large window which could be a potential 4th bedroom, TV room, workshop or what ever you want to make it. This home has endless potential, but just needs that personal touch to make it your own. This home has a good size single attached garage, with convenient access into the house from the lower level. Close to amenities, bus service and easy access to the Anthony Henday.

Built in 1994

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4432849  |
| Price          | \$270,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,309     |
| Acres          | 0.00      |
| Year Built     | 1994      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14 11105 9 Avenue |
| Area        | Edmonton          |
| Subdivision | Twin Brooks       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 6Z4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Parking-Visitor  |
| Parking   | Single Garage Attached |

### Interior

|                   |   |        |                               |
|-------------------|---|--------|-------------------------------|
| Interior Features | ensuite bathroom                            |        |                               |
| Appliances        | Dishwasher-Built-In, Stove-Electric, Washer | Dryer, | Oven-Microwave, Refrigerator, |
| Heating           | Forced Air-1, Natural Gas                   |        |                               |
| Fireplace         | Yes   |        |                               |
| Fireplaces        | Mantel                                      |        |                               |
| Stories           | 2   |        |                               |
| Has Basement      | Yes   |        |                               |
| Basement          | Partial, Partially Finished                 |        |                               |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stucco                |
| Exterior Features | Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stucco                |
| Foundation        | Concrete Perimeter          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$546   |



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Listing information last updated on May 1st, 2025 at 4:47pm MDT