

## \$515,000 - 11805 10a Avenue, Edmonton

MLS® #E4448351

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,810 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this beautiful home in the highly coveted community of Twin Brooks! Tucked on a corner lot in a cul-de-sac, this property offers a sun-soaked, south-facing backyard thatâ€™s fully manicured â€™ complete with a charming sunroom perfect for morning coffee or evening relaxation. Inside, the main floor features an updated kitchen, a cozy living and dining area, plus a dedicated den/home office, main floor laundry, and a convenient half bath. Upstairs, you'll find three spacious bedrooms, including a lovely primary suite with plenty of natural light. The huge bonus room has a built in entertainment unit and vaulted ceilings creating stylish space. The fully finished basement adds even more versatility with a large rec room, an additional bedroom, and a full 3-piece bathroom â€™ ideal for guests, teens, or extended family. With parks, trails, schools, and major amenities just minutes away, this is your opportunity to live in one of Edmontonâ€™s most desirable neighborhoods â€™ welcome home to Twin Brooks!

Built in 1996

### Essential Information

MLS® #	E4448351
Price	\$515,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11805 10a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A7

### Amenities

Amenities	Air Conditioner, Fire Pit, Front Porch, No Smoking Home, Sunroom, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Private Setting, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	50
Zoning	Zone 16

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