

## **\$304,900 - 121 11115 9 Avenue, Edmonton**

MLS® #E4445065

**\$304,900**

3 Bedroom, 2.50 Bathroom, 1,449 sqft  
Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Executive Townhouse in Desirable Twin Brooks! Welcome to Ravenwood Court, a beautifully maintained executive 2-storey townhouse in south Edmontonâ€™s sought-after community of Twin Brooks. Offering over 1,400 sq ft of living space, this home features 3 spacious bedrooms and 2.5 baths. The bright and functional kitchen includes charming garden windows and opens onto a large private deckâ€”perfect for relaxing or entertainingâ€”with steps leading to a peaceful open field. The main level also showcases a cozy gas fireplace, a formal dining area, and an abundance of natural light throughout. Upstairs, enjoy the convenience of upper-level laundry and a generous primary bedroom complete with a 4-piece ensuite and walk-in closet. The double attached garage provides ample storage, and the low-maintenance lifestyle means no lawn care or snow shoveling required! Located in a quiet, well-managed complex with no age restrictions, and offering easy access to the Anthony Henday, Calgary Trail, the airport, and all amenities.

Built in 1995

### **Essential Information**

MLS® #	E4445065
Price	\$304,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	121 11115 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z1

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 29th, 2025
Days on Market	13
Zoning	Zone 16
Condo Fee	\$413

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 July 12th, 2025 at 5:47pm MDT