

Courtesy Of John Percia Of Sable Realty

## \$350,000 - 14 11105 9 Avenue, Edmonton

MLS® #E4450494

**\$350,000**

4 Bedroom, 2.50 Bathroom, 1,437 sqft  
Condo / Townhouse on 0.00 Acres

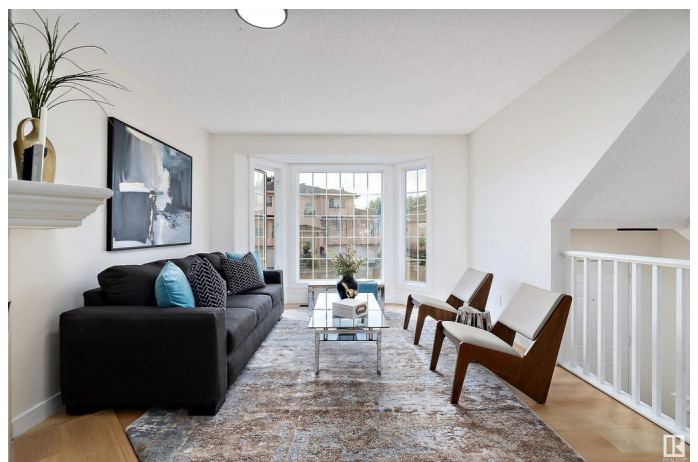
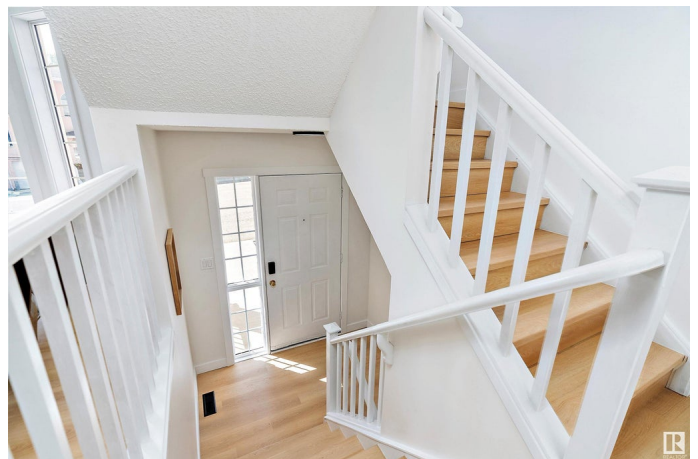
Twin Brooks, Edmonton, AB

Welcome to the vibrant community of Twin Brooks! This beautifully updated 4-bedroom, 2.5-bathroom townhouse offers over 1,400 sq ft of functional living space and a freshly renovated interior that's move-in ready. The main floor features a bright and spacious layout with a modernized kitchen, cozy eating nook, formal dining area, and a welcoming living room complete with a gas fireplace—perfect for those chilly Edmonton evenings. Downstairs, the basement has been recently finished to include a 4th bedroom, ideal for guests, a home office, or a private retreat. The space still offers flexibility for a future TV room or hobby space as needed. Additional features include a single attached garage with direct entry into the home, plenty of storage, and updated finishes throughout. Located close to schools, public transit, shopping, and with quick access to the Anthony Henday, this is a fantastic opportunity to own in one of Edmonton's most desirable neighborhoods

Built in 1994

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450494  |
| Price    | \$350,000 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,437             |
| 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 | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Mantel                                                                                    |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 16         |
| Condo Fee      | \$546           |

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Listing information last updated on August 1st, 2025 at 10:17pm MDT