

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

## **\$329,900 - 131 11115 9 Avenue, Edmonton**

MLS® #E4447085

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Condo / Townhouse on 0.00 Acres

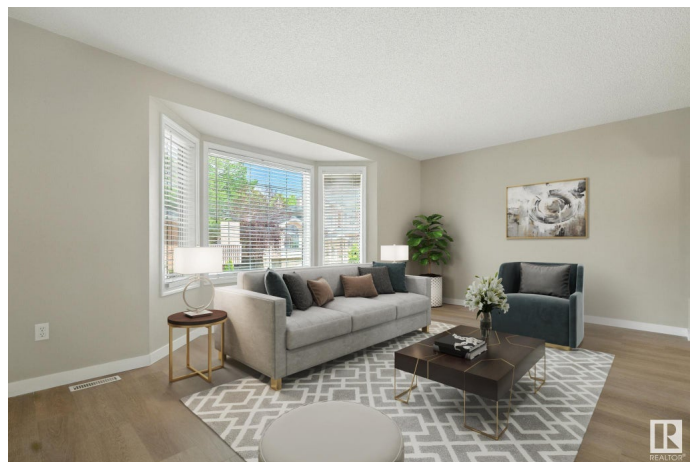
Twin Brooks, Edmonton, AB

STOP RENTING and get into home ownership with this gorgeous condo in Twin Brooks! Over 1400 sq ft in this 3 bedrooms, 2.5 bathroom 2-storey. You're greeted by the large living room complete with gas fireplace. Brand new vinyl floors & large windows for lots of natural light. The dining room is a great space with lots of room to host family & friends. Kitchen has tons of prep space and good storage and the breakfast nook is the perfect spot to enjoy your morning cup of coffee. Upstairs you'll find the good size master bedroom complete with walk in closet and 4pc ensuite. 2nd bedroom is huge! And 3rd bedroom is a good size too. UPSTAIRS LAUNDRY! Underneath you'll find the oversized 2 car garage. There's huge amounts of storage too! West facing deck faces some beautiful mature trees! Great location with easy access to Anthony Henday or Gateway Blvd to get you wherever you need to go!

Built in 1994

### **Essential Information**

MLS® #	E4447085
Price	\$329,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	131 11115 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z1

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	13
Zoning	Zone 16
Condo Fee	\$420

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Listing information last updated on July 23rd, 2025 at 5:32pm MDT