

## \$530,000 - 11315 8 Avenue, Edmonton

MLS® #E4429985

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

**PRICED TO SELL** This beautifully updated 3-bedroom, 2.5-bath home is tucked away in the quiet, sought-after community of Twin Brooks. The main floor features new tile flooring, crown molding, a bright open kitchen and living area with a cozy wood-burning fireplace, plus a vaulted family room that adds extra charm and space. Youâ€™ll also find a refreshed bathroom and a convenient main floor officeâ€”great for working from home. Step outside to a private, low-maintenance yard with mature trees, two-level decks, and no rear neighboursâ€”just peaceful greenbelt views. With a BBQ gas hookup, skylight, and thoughtful upgrades throughout, this one-owner home is perfect for anyone looking for comfort, privacy, and nature right outside their door. Twin Brooks is known for its ravine trails, scenic surroundings, and friendly community vibe. Come see why this hidden gem is one of Edmontonâ€™s best places to call home!

Built in 1993

### Essential Information

MLS® #	E4429985
Price	\$530,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11315 8 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W5

### Amenities

Amenities	Deck, Fire Pit, Hot Water Natural Gas, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	George P. Nicholson
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**Additional Information**

Date Listed	April 10th, 2025
Days on Market	150
Zoning	Zone 16

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