# \$270,000 - 14 11105 9 Avenue, Edmonton

MLS® #E4432849

### \$270,000

3 Bedroom, 2.50 Bathroom, 1,309 sqft Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the beautiful area of Twin Brooks! This 3 bedroom, 2.5 bathroom townhouse is in a great location with over 1300 sq ft of useable space. The main level has a good size kitchen, eating nook area, dining room and a living room with a cozy fireplace for those cold winter days. The partially unfinished basement has one large window which could be a potential 4th bedroom, TV room, workshop or what ever you want to make it. This home has endless potential, but just needs that personal touch to make it your own. This home has a good size single attached garage, with convenient access into the house from the lower level. Close to amenities, bus service and easy access to the Anthony Henday.

Built in 1994

#### **Essential Information**

MLS® # E4432849 Price \$270,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

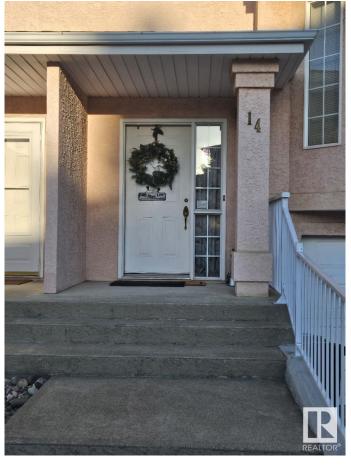
Half Baths 1

Square Footage 1,309

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 Deck, Parking-Visitor

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Landscaped, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

\_\_\_\_\_\_

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 5

Zoning Zone 16 Condo Fee \$546



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 April 30th, 2025 at 1:02pm MDT