

Courtesy Of Mani Bagga and Sajeed Velji Of Royal Lepage Magna

## \$569,999 - 11532 9 Avenue, Edmonton

MLS® #E4428480

**\$569,999**

5 Bedroom, 3.00 Bathroom, 1,310 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the sought-after community of Twin Brooks! This stunning 4-level split traditional home boasts over 1,309 square feet above ground, complemented by a fully finished basement, offering an abundance of space for a growing family. With 5 spacious bedrooms & 3 full baths, this home is designed for both comfort & functionality. The main floor features a spacious, open-concept layout w/ 2 generous living rooms, perfect for family gatherings. The upper level is home to 3 roomy bedrooms, including a primary bedroom w/ a 3-piece ensuite & a large closet for added convenience. The 2 additional bedrooms on this level share a common 4-piece bath. On the lower level, you'll find a versatile family room, a 4th bedroom & a full 4-piece bath, providing ample privacy and comfort. The fully finished basement is a true highlight, offering expansive extra living space that includes a bedroom, a recreation room, storage + utility room. The backyard offers privacy and security! Close to all amenities!

Built in 1993

### Essential Information

MLS® #	E4428480
Price	\$569,999
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	11532 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 6T9

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P. Nicholson School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	10
Zoning	Zone 16

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