

## \$749,900 - 11409 12 Avenue, Edmonton

MLS® #E4434792

**\$749,900**

4 Bedroom, 2.50 Bathroom, 2,141 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". This beautifully updated home offers modern living at its finest. Step inside to find fully renovated bathrooms and a stylish, contemporary kitchen complete with brand-new appliances. The plumbing has been completely replaced and modernized, ensuring worry-free comfort. The basement, while unfinished, features completed walls and is fully wired for lighting - offering a blank canvas ready for your personal touch. Step outside to your private backyard oasis, newly landscaped with multiple raised garden beds and a sprawling patio area, ideal for relaxing or entertaining guests. The property also boasts a spacious three-car garage and a large driveway with ample parking for multiple vehicles. Perfectly situated in a sought-after neighbourhood, this home is just a short walk from schools, parks, an outdoor skating rink (ODR), and scenic ravine trails - offering the perfect blend of convenience and outdoor living.

Built in 1994

### Essential Information

MLS® #	E4434792
Price	\$749,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,141
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11409 12 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W8

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Plug-Ins, Patio, Smart/Program. Thermostat, Secured Parking, Television Connection, Vaulted Ceiling
Parking Spaces	6
Parking	Front Drive Access, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Oak Surround, Tile Surround
Stories	2
Has Basement	Yes

Basement	Full, Partially Finished
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## Exterior

Exterior	Wood, Stucco
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Exterior Features	Airport Nearby, Creek, Cul-De-Sac, Environmental Reserve, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Schools, Ski Hill Nearby, Stream/Pond
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Roof	Asphalt Shingles
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Construction	Wood, Stucco
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Foundation	Concrete Perimeter
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## School Information

Elementary	George P. Nicholson
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Middle	Vernon Barford
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High	Harry Hainley
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## Additional Information

Date Listed	May 6th, 2025
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Days on Market	9
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Zoning	Zone 16
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Listing information last updated on May 15th, 2025 at 2:32am MDT