# \$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

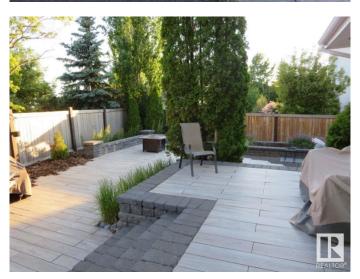
#### **Essential Information**

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

### **Exterior**

Exterior Wood, Stucco

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

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Elementary George P. Nicholson

Middle Vernon Barford High Harry Hainley

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 3

Zoning Zone 16

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Listing information last updated on May 9th, 2025 at 4:48pm MDT