

## **\$521,800 - 11604 15 Avenue, Edmonton**

MLS® #E4445502

**\$521,800**

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

BRIGHT & CLEAN 55+ half duplex BUNGALOW just steps from Whitemud Creek Ravine. This AIR CONDITIONED home, with original owners, has been IMMACULATEDLY MAINTAINED throughout the years. A spacious entryway opens to the open concept living/dining w/ vaulted ceilings, plenty of built-in oak cabinetry/desk space w/granite counters & S.S. appliances (5yrs old), corner pantry & relaxing living area w. a cozy fireplace. Off the main space there is access to the large deck with stunning views of the mature landscaping. The generous primary bedroom includes 3pc ensuite w/tub & large walk in closet! A front bedroom/office, 3pc bath & laundry/mud room complete the main floor. FULLY FINISHED BASEMENT w/hardwood flooring, huge family/rec room, craft room/den w/built-in cabinets, spacious bedroom, full bath & tonnes of storage. Addl' upgrades steel studs in basement, furnace (2024), 2x6 construction on main. PET FRIENDLY! OVERSIZED DOUBLE ATTACHED GARAGE with one stall 26'4" deep & extra side space!

Built in 2001

### **Essential Information**

MLS® # E4445502

Price \$521,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,432             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11604 15 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7H9         |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached, Front Drive Access, Insulated, Over Sized            |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Insert                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                           |
| Exterior Features | Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Brick, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                           |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | George P. Nicholson |
| Middle     | DS Mackenzie        |
| High       | Harry Ainlay        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 92             |
| Zoning         | Zone 16        |
| Condo Fee      | \$518          |

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Listing information last updated on October 2nd, 2025 at 9:32pm MDT