

## \$639,800 - 11426 9a Ave, Edmonton

MLS® #E4451005

**\$639,800**

4 Bedroom, 3.50 Bathroom, 2,115 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks Where Luxury Meets Location! This stunning 4-bedroom, 4-bathroom home is nestled in one of Edmonton's most exclusive neighbourhoods. Built in 1996, Featuring 3045 SQFT of Living Space this spacious residence offers timeless charm with modern comfort. Step into the grand living room featuring soaring 18-foot ceilings that flood the space with natural light. The chef's kitchen flows effortlessly into a bright dining area, perfect for family gatherings. Retreat to the elegant master suite, complete with a cozy fireplace, a walk-in closet, and a spa-inspired ensuite featuring a jacuzzi tub and separate shower. The fully finished basement provides extra living space for a home gym, media room, or guest quarters. Situated on a massive pie-shaped lot, the beautifully landscaped backyard backs onto a serene greenbelt your own private escape. The double attached garage and oversized driveway offer plenty of parking and storage. This is your opportunity to own a rare gem in Twin Brooks!

Built in 1996

### Essential Information

MLS® # E4451005

Price \$639,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,115                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 11426 9a Ave |
| Area        | Edmonton     |
| Subdivision | Twin Brooks  |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6J 7B2      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                              |
| Stories           | 3                                                                      |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Finished                                                         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Log, Vinyl       |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Log, Vinyl       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 2nd, 2025

Days on Market                15

Zoning                              Zone 16

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