

Courtesy Of Jazmin K Laframboise Of Exp Realty

## \$335,000 - 20 11717 9b Avenue, Edmonton

MLS® #E4463570

**\$335,000**

3 Bedroom, 3.00 Bathroom, 1,157 sqft

Condo / Townhouse on 0.00 Acres

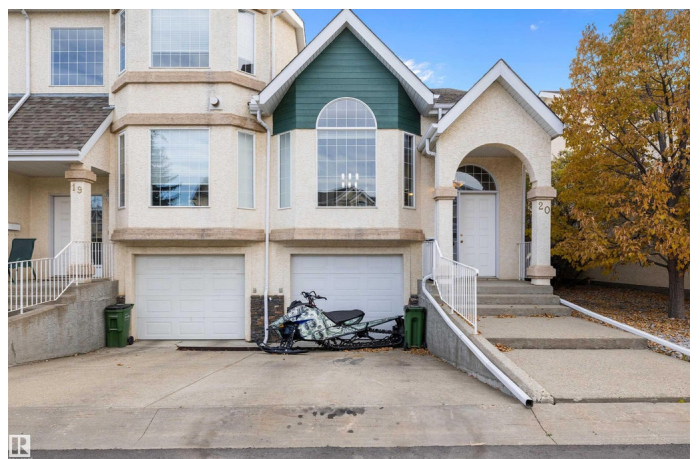
Twin Brooks, Edmonton, AB

Welcome to the exclusive gated community of Village Green in desirable Twin Brooks. Nestled on a quiet street away from the hustle and bustle of the city, but still having access to public transit, shopping and schools. This stunning bi-level features soaring vaulted ceilings as you step into the home, showcasing the spacious open concept living. The livingroom has a cozy corner gas fireplace and large bay windows. The kitchen has expansive countertops with an eat up bar and newer dishwasher, fridge & microwave hood fan as well as a corner pantry. Functional dining space opens onto your private deck with access to your manicured lawn; maintained by the condo! The main floor has 2 bedrooms, 4 piece main bath and primary has ensuite & walkin closet. Basement has large windows, big family room, large 3rd bedroom and another full bathroom! Attached garage is perfect for winter! Also has A/C! The community is quiet & features greenspace.

Built in 1998

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463570  |
| Price     | \$335,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,157             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 20 11717 9b Avenue |
| Area        | Edmonton           |
| Subdivision | Twin Brooks        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 7B7            |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 2                                                                      |
| Parking        | Single Garage Attached                                                 |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Glass Door, Tile Surround                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Gated Community, Golf Nearby, Low Maintenance Landscape, No Through Road, Not Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$458              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 4:17pm MDT