

## \$690,000 - 11426 9a Avenue, Edmonton

MLS® #E4431908

**\$690,000**

4 Bedroom, 3.50 Bathroom, 2,067 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® # E4431908

Price \$690,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,067
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch
Parking	Double Garage Attached, Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 20th, 2025

Days on Market                11

Zoning                            Zone 16

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 May 1st, 2025 at 1:32am MDT