# \$725,000 - 11564 15 Avenue, Edmonton

MLS® #E4440415

### \$725,000

4 Bedroom, 3.50 Bathroom, 2,203 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this stunning 2,200 sq ft two-storey home nestled in the beautiful community of Twin Brooks! Boasting 4 bedrooms and 3.5 baths, this cozy property offers the perfect blend of elegance and functionality. Step inside to the main floor and be dazzled by the engineered hardwood floors, the 18 ft open to below living room area with a gas fireplace, a private dining area, a front office, a chef-inspired kitchen that includes granite countertops, ample cabinetry, and a breakfast nook that opens to a private, landscaped backyard. Upstairs, the primary suite impresses with a walk-in closet and spa-like ensuite, while two additional bedrooms and a full bath provide ample space for family. The fully finished basement adds versatility with a large rec room, fourth bedroom, and full bath-perfect for guests. Furnance and HWT replaced in 2022. AC installed in 2024. Garage also expoxied. Located just minutes from schools, parks, transit, and easy access to the Anthony Henday, this is the perfect family home!







Built in 1998

## **Essential Information**

MLS® # E4440415 Price \$725,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,203

Acres 0.00

Year Built 1998

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 11564 15 Avenue

Area Edmonton

Subdivision Twin Brooks

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 7C9

## **Amenities**

Amenities On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling

9 ft., Closet Organizers, Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler

Sys-Underground, Vinyl Windows, Natural Gas BBQ Hookup

Parking Double Garage Attached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Satellite TV Dish, Stove-Countertop Gas, Vacuum System Attachments,

Vacuum Systems, Washer - Energy Star, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Marble Surround

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, No Back

Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Pine Shakes
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary George P. Nicholson School

Middle D.S. MacKenzie School

High Harry Ainlay School

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 16

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