Courtesy Of Christy M Cantera Of Real Broker

$625,000 - 11254 10a Avenue, Edmonton

MLS® #E4459412

$625,000
4 Bedroom, 3.00 Bathroom, 2,052 sqft
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Your family will LOVE the 2925 sqft of livable space in this 2-storey home with finished basement, nestled in a quiet Twin Brooks cul-de-sac. Amazing location with Twin Brooks Park & George P. Nicholson School just a stroll away. Recent updates include deck, shingles, windows, HWT & furnace. Features 4 upper-level bedrooms with WIC & jetted soaker tub in private 4 pc bath in owners suite. Grand entrance has vaulted ceilings that welcomes you to main level. Formal living/dining room with outstanding picture window & wainscotting adds a touch of class. Spacious kitchen & raised peninsula bar overlooks breakfast nook with amazing backyard views. Family room has wood fireplace & hardwood floors. Laundry room & powder room complete main level. Finished basement provides ample space to entertain with bar, theatre room, large rec room, 2pc bath & storage. Lush gardens, deck & patio in fully fenced yard. This property is located in highly desired neighbourhood & perfect to raise your growing family. MUST SEE!

Built in 1990

Essential Information

MLS® #	E4459412
Price	$625,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,052
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11254 10a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6S3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
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	September 25th, 2025
Days on Market	21
Zoning	Zone 16

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