

## \$499,000 - 11839 8 Avenue, Edmonton

MLS® #E4443220

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this charming bi-level home located in the highly desirable community of Twin Brooks—a family-friendly neighborhood celebrated for its natural surroundings and convenient amenities. Thoughtfully designed, this home features two spacious bedrooms and two full bathrooms on the main floor. The kitchen is equipped with an upgraded quartz countertop, perfect for both everyday cooking and entertaining. The primary bedroom offers a private ensuite and a walk-in closet, ideal for comfortable family living or hosting guests. Step into the bright and airy main living area, where vaulted ceilings create an enhanced sense of space and light. The fully finished basement expands the living space with two additional bedrooms, a full bathroom, and a cozy living room complete with a gas fireplace—perfect for use as a home office, gym, or guest suite. Additional highlights include a double attached garage for secure parking and extra storage for added convenience. Welcome home!

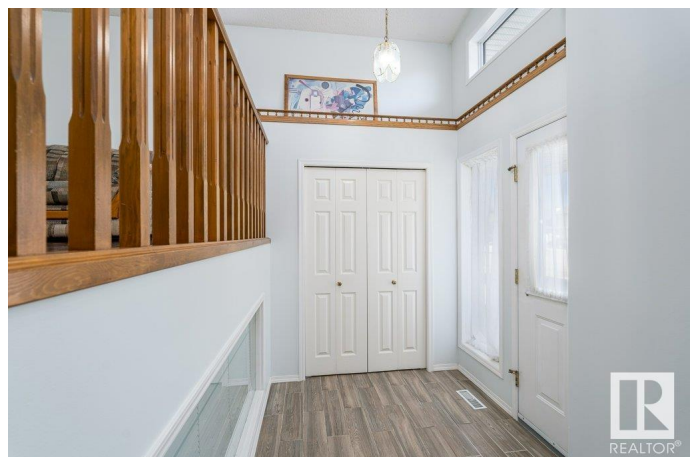
Built in 1997

### Essential Information

MLS® # E4443220

Price \$499,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,230                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11839 8 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6J 6Z9        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      George P. Nicholson School  
Middle                              D.S. MacKenzie School  
High                                 Harry Ainlay School

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                50  
Zoning                              Zone 16

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