

## **\$320,000 - 101 11115 9 Avenue, Edmonton**

MLS® #E4456825

**\$320,000**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Truly a rare find, this beautiful end-unit bi-level townhouse offers 1,800 sq ft of well-maintained living space and is move-in ready. Sunny, bright and inviting, the south-facing living room is filled with natural light and features vaulted ceilings, a corner gas fireplace with mantle and an open flow to the dining areas. The central kitchen provides plenty of storage and countertop space, complete with stainless steel appliances. The upper level includes three bedrooms and two full bathrooms, with the primary suite offering a walk-in closet and 4-piece ensuite. Two of the bedrooms and both bathrooms have been newly updated with modern flooring. The lower level features a large recreation room, an additional bedroom, a 3-piece bathroom, laundry and direct access to the attached double garage. Conveniently located near LRT, schools, shopping, and major routes, this home combines comfort, function, and convenience in one desirable package.

Built in 1994

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4456825  |
| Price     | \$320,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,230             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 11115 9 Avenue |
| Area        | Edmonton           |
| Subdivision | Twin Brooks        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 6Z1            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                           |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Partially Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 16             |
| Condo Fee      | \$389               |

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Listing information last updated on September 14th, 2025 at 3:47pm MDT