

## \$342,000 - 11823 9 Avenue, Edmonton

MLS® #E4432619

**\$342,000**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks! Great location home offering 3 bedrooms and 2 1/2 bathrooms within walking distance to desirable schools, close proximity to YMCA recreation centre, walking trails plus good access to Century Park LRT & the Anthony Henday. This property is ready for your renovation to make it your own. Potential for future development detached garage with back alley access. Back yard is fenced.

Built in 1995

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432619               |
| Price          | \$342,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 11823 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6J 7A1        |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Off Street Parking, See Remarks |
| Parking   | No Garage, Rear Drive Access    |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | George P Nicolson     |
| Middle     | Nellie Carlson School |
| High       | Louis St Laurent      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 57               |
| 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 June 20th, 2025 at 5:17pm MDT