

## \$629,000 - 11608 11a Avenue, Edmonton

MLS® #E4460327

**\$629,000**

5 Bedroom, 3.50 Bathroom, 1,928 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This 1,927 sf home located in the great community of Twin Brooks in southwest Edmonton. The main floor offers hardwood flooring, high ceilings, and large windows that bring in abundant natural light. The open-concept kitchen boasts granite countertops. There is also a bedroom (or den), a half bath, and a laundry room on the main floor. Upstairs, you'll find three bedrooms and two full bathrooms, including a primary suite with a private ensuite and walk-in closet. The fully finished basement includes laminate flooring, one bedroom, a living area, a full bathroom, an open recreation space, and a large storage room. The oversized insulated garage offers both comfort and convenience. The well-maintained front and back yards are perfect for enjoying the sunshine and gardening. This established neighbourhood offers easy access to schools, public transit, and shopping, â€”convenient and family-friendly living at its best!

Built in 1996

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460327  |
| Price     | \$629,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,928                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11608 11a Avenue |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 6Y7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| 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           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Fenced, Flat Site, 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                October 1st, 2025  
Days on Market        7  
Zoning                      Zone 16

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