

## \$350,000 - 14 11105 9 Avenue, Edmonton

MLS® #E4450494

**\$350,000**

4 Bedroom, 2.50 Bathroom, 1,437 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the vibrant community of Twin Brooks! This beautifully updated 4-bedroom, 2.5-bathroom townhouse offers over 1,400 sq ft of functional living space and a freshly renovated interior that's move-in ready. The main floor features a bright and spacious layout with a modernized kitchen, cozy eating nook, formal dining area, and a welcoming living room complete with a gas fireplace—perfect for those chilly Edmonton evenings. Downstairs, the basement has been recently finished to include a 4th bedroom, ideal for guests, a home office, or a private retreat. The space still offers flexibility for a future TV room or hobby space as needed. Additional features include a single attached garage with direct entry into the home, plenty of storage, and updated finishes throughout. Located close to schools, public transit, shopping, and with quick access to the Anthony Henday, this is a fantastic opportunity to own in one of Edmonton's most desirable neighborhoods

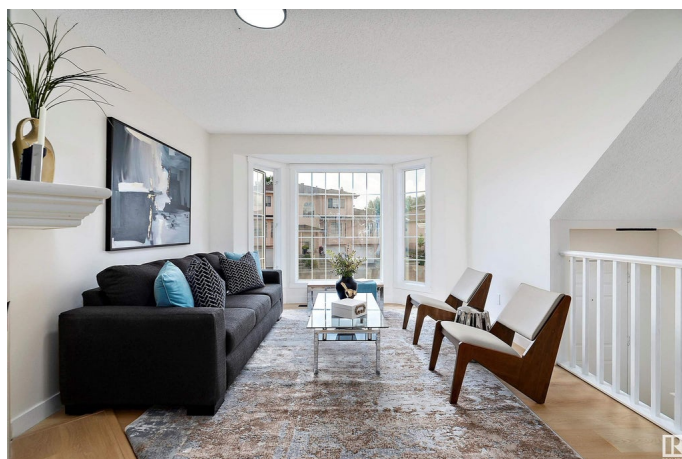
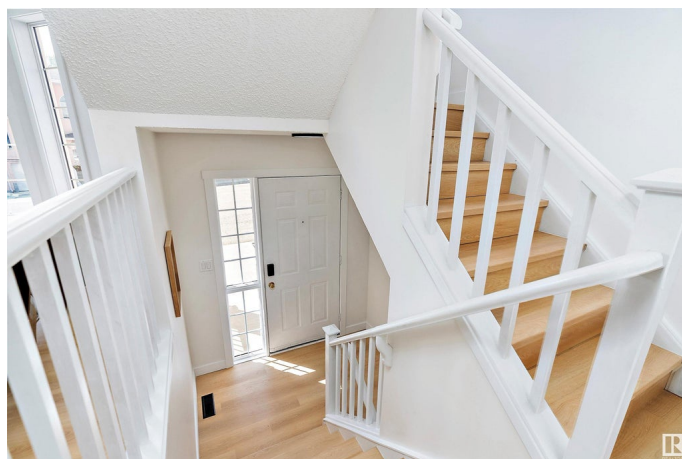
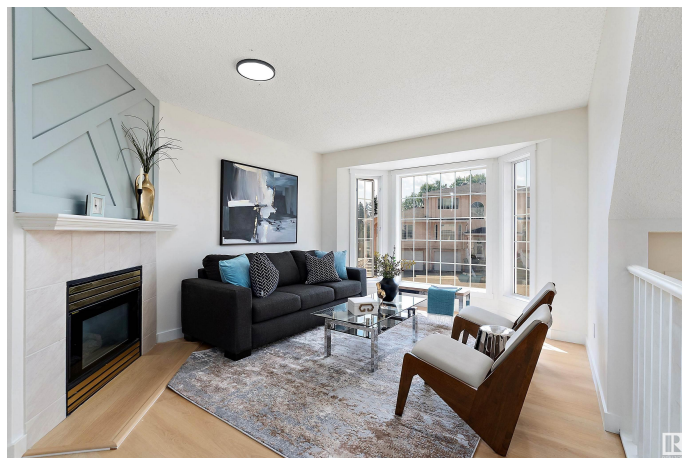
Built in 1994

### Essential Information

MLS® # E4450494

Price \$350,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14 11105 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z4

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 16
Condo Fee	\$546

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Listing information last updated on August 2nd, 2025 at 6:17am MDT