

# \$569,000 - 11415 9 Avenue, Edmonton

MLS® #E4458744

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,884 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the highly sought-after community of Twin Brooks! Nestled in a private cul-de-sac on a massive reverse pie lot, this beautifully landscaped property offers incredible privacy with no neighbors behind. From the charming front covered porch to the backyard oasis complete with a large deck, pond, and firepit area, this home is made for both relaxation and entertaining. Inside, you'll find a spacious living room with a cozy fireplace, a large dining area, a heated 3-season sunroom, convenient main floor laundry, and a 2-piece bath. Upstairs, the luxurious primary suite features a corner fireplace, walk-in closet, and a 5-piece ensuite, along with two additional large bedrooms and another full bath. The finished basement adds even more living space with a family room and corner bar, a generous bedroom, and a 3-piece bathroom. With a double attached garage and a location that combines privacy, comfort, and community, this home is a must-see for families looking for space and lifestyle in Twin Brooks.

Built in 1996

## Essential Information

MLS® #	E4458744
Price	\$569,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11415 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z5

### **Amenities**

Amenities	Deck, Hot Tub, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 19th, 2025
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Days on Market	42
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Zoning	Zone 16
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Listing information last updated on October 31st, 2025 at 5:17am MDT