

## \$349,000 - 28 11717 9b Avenue, Edmonton

MLS® #E4439507

**\$349,000**

4 Bedroom, 2.50 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

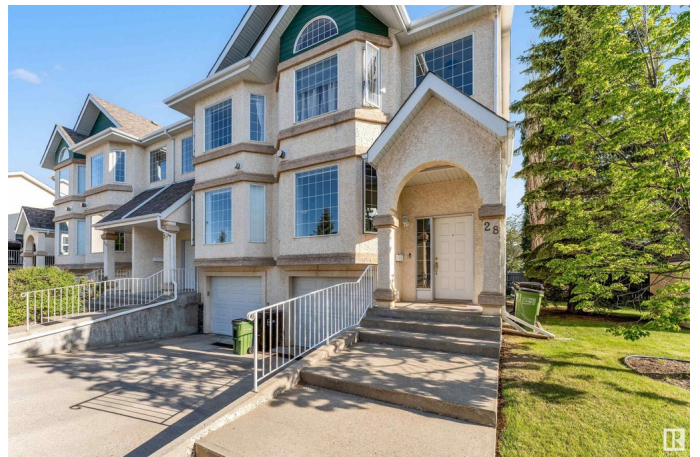
Twin Brooks, Edmonton, AB

This executive-style townhouse is modern, move-in ready, and located in the desirable gated community of Twin Brooks! As an end unit backing south onto green space, it offers both privacy and natural light. The home is immaculate, featuring blonde hardwood floors and cabinetry, a cozy corner fireplace, and an oversized dining area with patio doors leading to a sunny 20x10 ft deck. Upstairs, you'll find three spacious bedrooms - one with a private ensuite and a second full bath. The fully finished lower level includes built-in media shelving and can be used as a fourth bedroom. Recent upgrades include brand new carpet, a new washer & dryer, and a new water tank. Just 7 minutes from the Henday and within walking distance to scenic ravine trails and a bird sanctuary, this home offers style, comfort, and convenienceâ€”all at a great price!

Built in 1998

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439507  |
| Price      | \$349,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,444             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28 11717 9b Avenue |
| Area        | Edmonton           |
| Subdivision | Twin Brooks        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 7B7            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Gated Community, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 16        |
| Condo Fee      | \$409          |

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Listing information last updated on June 16th, 2025 at 2:02pm MDT