

## **\$159,000 - 111 11620 9a Avenue, Edmonton**

MLS® #E4446382

**\$159,000**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

MOVE-IN-READY! 1 BEDROOM CONDO in Sought-After TWIN BROOKS! Step into comfort and convenience with this beautifully maintained GROUND FLOOR condo. MODERN galley-style kitchen with SS Appl and a SEPARATE dining area. OPEN CONCEPT perfect for both relaxing and entertaining. LAMINATE FLOORING throughout. RENOVATED 4PC BATH adds a fresh, modern touch, while soft corners and tasteful finishes create a warm and welcoming feel. The SPACIOUS LIVING ROOM opens to a PRIVATE W/O PATIO. You'll love the IN SUITE laundry, GENEROUS STORAGE SPACE, and plug-in surface parking stall for added convenience. Surrounded by mature trees, walking and running trails, MAN-MADE LAKE, A PEACEFUL SETTING with easy access to all amenities. STEPS TO PUBLIC TRANSIT. MINUTES from Anthony Henday, HWY 2, Century Park LRT, and YEG Airport, with shopping, dining, and entertainment at South Edmonton Common nearby. Perfect for 1ST TIME HOMEBUYERS, DOWNSIZERS, or INVESTORS, LOW CONDO FEES!! Affordable living in a prime location!! Welcome Home!

Built in 1996

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4446382               |
| Price          | \$159,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 654                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 11620 9a Avenue |
| Area        | Edmonton            |
| Subdivision | Twin Brooks         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7B4             |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite |
| Parking   | Stall                                                                                                                  |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Water                                                                            |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public |

Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 41             |
| Zoning         | Zone 16        |
| Condo Fee      | \$375          |

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Listing information last updated on August 17th, 2025 at 6:32pm MDT