

\$749,900 - 11409 12 Avenue, Edmonton

MLS® #E4434792

\$749,900

4 Bedroom, 2.50 Bathroom, 2,141 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". This beautifully updated home offers modern living at its finest. Step inside to find fully renovated bathrooms and a stylish, contemporary kitchen complete with brand-new appliances. The plumbing has been completely replaced and modernized, ensuring worry-free comfort. The basement, while unfinished, features completed walls and is fully wired for lighting - offering a blank canvas ready for your personal touch. Step outside to your private backyard oasis, newly landscaped with multiple raised garden beds and a sprawling patio area, ideal for relaxing or entertaining guests. The property also boasts a spacious three-car garage and a large driveway with ample parking for multiple vehicles. Perfectly situated in a sought-after neighbourhood, this home is just a short walk from schools, parks, an outdoor skating rink (ODR), and scenic ravine trails - offering the perfect blend of convenience and outdoor living.

Built in 1994

Essential Information

| | |
|----------|-----------|
| MLS® # | E4434792 |
| Price | \$749,900 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,141 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11409 12 Avenue |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 6W8 |

Amenities

| | |
|----------------|--|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Plug-Ins, Patio, Smart/Program. Thermostat, Secured Parking, Television Connection, Vaulted Ceiling |
| Parking Spaces | 6 |
| Parking | Front Drive Access, Insulated, Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Heatilator/Fan, Oak Surround, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |

| | |
|----------|--------------------------|
| Basement | Full, Partially Finished |
|----------|--------------------------|

Exterior

| | |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Creek, Cul-De-Sac, Environmental Reserve, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Schools, Ski Hill Nearby, Stream/Pond |
|-------------------|--|

| | |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

| | |
|--------------|--------------|
| Construction | Wood, Stucco |
|--------------|--------------|

| | |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

School Information

| | |
|------------|---------------------|
| Elementary | George P. Nicholson |
|------------|---------------------|

| | |
|--------|----------------|
| Middle | Vernon Barford |
|--------|----------------|

| | |
|------|---------------|
| High | Harry Hainley |
|------|---------------|

Additional Information

| | |
|-------------|---------------|
| Date Listed | May 6th, 2025 |
|-------------|---------------|

| | |
|----------------|---|
| Days on Market | 6 |
|----------------|---|

| | |
|--------|---------|
| Zoning | Zone 16 |
|--------|---------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 6:17am MDT