# \$400,000 - 11381 12 Avenue, Edmonton

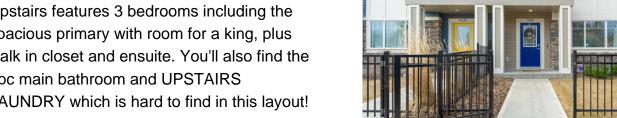
MLS® #E4433624

#### \$400.000

4 Bedroom, 2.50 Bathroom, 1.604 sqft Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Impeccably maintained and shows like a DREAM - perfectly located in the coveted and sought after established community of Twin Brooks just steps from the school, this 3 storey townhome with 3+1 bedrooms (one on the entry level which is perfect for an office!) is a 10/10 for families and couples alike. The first floor of this modern and trendy home features access to the DOUBLE attached garage and first room before leading up to the stunning second level. Here, enjoy modern and clean finishings with luxury vinyl plank throughout the open concept and brightly lit living space with centre kitchen complete with expansive island, crisp quartz countertops, and stainless steel appliances. Not to be forgotten is the large walk in pantry, half bathroom, and charming front balcony off the living room. Upstairs features 3 bedrooms including the spacious primary with room for a king, plus walk in closet and ensuite. You'll also find the 4pc main bathroom and UPSTAIRS LAUNDRY which is hard to find in this layout!



Built in 2019

#### **Essential Information**

MLS®# E4433624 Price \$400,000

**Bedrooms** 4







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,604 Acres 0.00 Year Built 2019

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 11381 12 Avenue

Area Edmonton
Subdivision Twin Brooks
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 5V2

### **Amenities**

Amenities Ceiling 10 ft., Deck, Detectors Smoke, Parking-Visitor

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 2

Zoning Zone 16

Condo Fee \$274

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Listing information last updated on May 2nd, 2025 at 10:17pm MDT