

Courtesy Of Selena Atkinson Of Exp Realty

## \$515,000 - 11805 10a Avenue, Edmonton

MLS® #E4448351

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,810 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this beautiful home in the highly coveted community of Twin Brooks! Tucked on a corner lot in a cul-de-sac, this property offers a sun-soaked, south-facing backyard that's fully manicured & complete with a charming sunroom perfect for morning coffee or evening relaxation. Inside, the main floor features an updated kitchen, a cozy living and dining area, plus a dedicated den/home office, main floor laundry, and a convenient half bath. Upstairs, you'll find three spacious bedrooms, including a lovely primary suite with plenty of natural light. The huge bonus room has a built in entertainment unit and vaulted ceilings creating stylish space. The fully finished basement adds even more versatility with a large rec room, an additional bedroom, and a full 3-piece bathroom & ideal for guests, teens, or extended family. With parks, trails, schools, and major amenities just minutes away, this is your opportunity to live in one of Edmonton's most desirable neighborhoods & welcome home to Twin Brooks!

Built in 1996

### Essential Information

MLS® # E4448351

Price \$515,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,810                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11805 10a Avenue |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 7A7          |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Fire Pit, Front Porch, No Smoking Home, Sunroom, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Insert                                                                                                                                     |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Private Setting, See Remarks |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 45              |
| 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 August 31st, 2025 at 12:32am MDT