

# **\$521,800 - 11604 15 Avenue, Edmonton**

MLS® #E4445502

**\$521,800**

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

BRIGHT & CLEAN 55+ half duplex BUNGALOW just steps from Whitemud Creek Ravine. This AIR CONDITIONED home, with original owners, has been IMMACULATELY MAINTAINED throughout the years. A spacious entryway opens to the open concept living/dining w/ vaulted ceilings, plenty of built-in oak cabinetry/desk space w/granite counters & S.S. appliances (5yrs old), corner pantry & relaxing living area w. a cozy fireplace. Off the main space there is access to the large deck with stunning views of the mature landscaping. The generous primary bedroom includes 3pc ensuite w/tub & large walk in closet! A front bedroom/office, 3pce bath & laundry/mud room complete the main floor. FULLY FINISHED BASEMENT w/hardwood flooring, huge family/rec room, craft room/den w/built-in cabinets, spacious bedroom, full bath & tonnes of storage. Addl' upgrades steel studs in basement, furnace (2024), 2x6 construction on main. PET FRIENDLY! OVERSIZED DOUBLE ATTACHED GARAGE with one stall 26'4" deep & extra side space!

Built in 2001

## **Essential Information**

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Price \$521,800



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,432
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	11604 15 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H9

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P. Nicholson
Middle	DS Mackenzie
High	Harry Ainlay

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	75
Zoning	Zone 16
Condo Fee	\$518

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