

# \$499,900 - 11453 9 Avenue, Edmonton

MLS® #E4447174

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,145 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

A beautiful & newly renovated home in the desirable community of Twin Brooks! Let's cut to the chase. \*\*\*\*\* Features: \*\* 10-minute walk to George P. Nicholson School. \*\* 10-minute bus ride to Century Park LRT station. \*\* Large LOT 5,930 sqft (551 m2). \*\* New flooring, New paint, New Dishwasher, New furnace, and Newer hot water tank (2024). \*\* Vaulted high ceiling & Functional floorplan. \*\* 4 bedrooms + 3 full bathrooms. \*\* Natural gas fireplace. \*\* Central vacuum System. \*\* Basement is a big & clean slate for your new imagination. \*\* Double attached garage. \*\* Quick and easy access to schools, universities, international airport, shopping centres & walking trails. \*\*\*\*\* Home is what you make it! Move in & Enjoy living!!

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447174  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,145     |
| Acres          | 0.00      |
| Year Built     | 1995      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11453 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6J 6X8        |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Vaulted Ceiling, See Remarks |
| Parking Spaces | 4                            |
| Parking        | Double Garage Attached       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
|-------------|-----------------|

Days on Market 7

Zoning Zone 16

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Listing information last updated on July 18th, 2025 at 8:47am MDT