

## \$719,000 - 11019 10 Avenue, Edmonton

MLS® #E4444527

**\$719,000**

5 Bedroom, 4.00 Bathroom, 2,336 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Twin-Brooks Beauty!! 6 Bedrooms 4 Baths - Massive lot and a gorgeous curb appeal, what more can you ask for? Over 3,707 sq. ft of Living Space - Lovely cul-de-sac location, this home is looking for a large family who enjoy the finer things - Steps to the ravine trails, minutes to all amenities - Great sized main floor living with tons of space - SEPARATE living and dining spaces - Spacious kitchen with upgraded appliances, in-wall oven with loads of cabinetry space - Get all the natural light with the big windows. Enjoy the sunshine all year round with an upgraded sunroom that leads you to your peaceful backyard oasis. Upstairs you have 4 generously sized bedrooms + 2 FULL baths. Downstairs, the basement has 2 large bedrooms, 3-piece bath, tons of storage space, and a good-sized laundry room. - Quality upgrades completed include NEW ROOF shingles in 2018 + 2024 New Hot Water Tank + 2025 New Boiler + 2020 Sunroom windows & door + 2017 Composite deck. A-Must SEE home that has all the character and class!

Built in 1988

### Essential Information

MLS® # E4444527

Price \$719,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,336                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11019 10 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6N4         |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Crawl Space, Deck, Detectors Smoke, Gazebo, R.V. Storage, Recreation Room/Centre, Skylight, Sunroom |
| Parking   | Double Garage Attached, Over Sized                                                                  |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Partial, Partially Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Brick, Stucco                                                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, |

Ravine View, Schools, Shopping Nearby, Vegetable Garden

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingles             |
| Construction | Wood, Asphalt, Brick, Stucco |
| Foundation   | Concrete Perimeter           |

### School Information

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 16         |

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