

## \$569,000 - 11415 9 Avenue, Edmonton

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MLS® #E4458744

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the highly sought-after community of Twin Brooks! Nestled in a private cul-de-sac on a massive reverse pie lot, this beautifully landscaped property offers incredible privacy with no neighbors behind. From the charming front covered porch to the backyard oasis complete with a large deck, pond, and firepit area, this home is made for both relaxation and entertaining. Inside, you'll find a spacious living room with a cozy fireplace, a large dining area, a heated 3-season sunroom, convenient main floor laundry, and a 2-piece bath. Upstairs, the luxurious primary suite features a corner fireplace, walk-in closet, and a 5-piece ensuite, along with two additional large bedrooms and another full bath. The finished basement adds even more living space with a family room and corner bar, a generous bedroom, and a 3-piece bathroom. With a double attached garage and a location that combines privacy, comfort, and community, this home is a must-see for families looking for space and lifestyle in Twin Brooks.

Built in 1996

### Essential Information

MLS® # E4458744

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,884                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11415 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6J 6Z5        |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Deck, Hot Tub, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 3                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Vinyl                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 16              |

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Listing information last updated on September 27th, 2025 at 12:47pm MDT