

## \$342,000 - 11823 9 Avenue, Edmonton

MLS® #E4432619

**\$342,000**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks! Great location home offering 3 bedrooms and 2 1/2 bathrooms within walking distance to desirable schools, close proximity to YMCA recreation centre, walking trails plus good access to Century Park LRT & the Anthony Henday. This property is ready for your renovation to make it your own. Potential for future development detached garage with back alley access. Back yard is fenced.

Built in 1995

### Essential Information

MLS® #	E4432619
Price	\$342,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information



Address	11823 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A1

### **Amenities**

Amenities	Off Street Parking, See Remarks
Parking	No Garage, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P Nicolson
Middle	Nellie Carlson School
High	Louis St Laurent

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	55
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 June 18th, 2025 at 9:18am MDT