

Courtesy Of Tracie A Sarumowa Of Exp Realty

\$164,900 - 111 11620 9a Avenue, Edmonton

MLS® #E4420093

\$164,900

1 Bedroom, 1.00 Bathroom, 654 sqft
Condo / Townhouse on 0.00 Acres

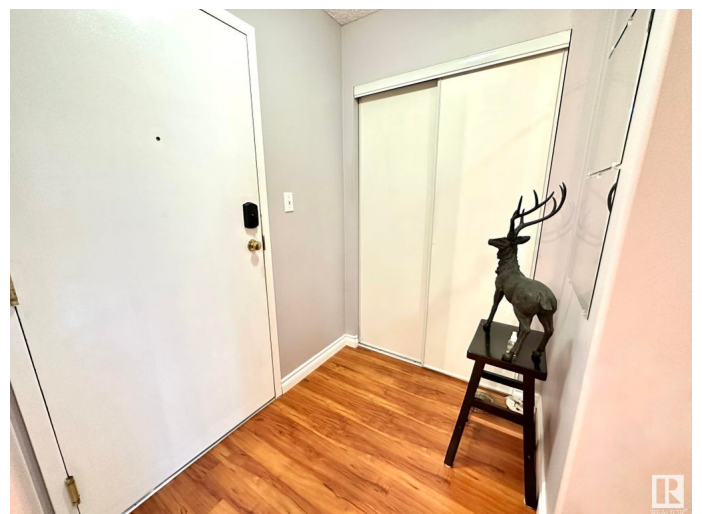
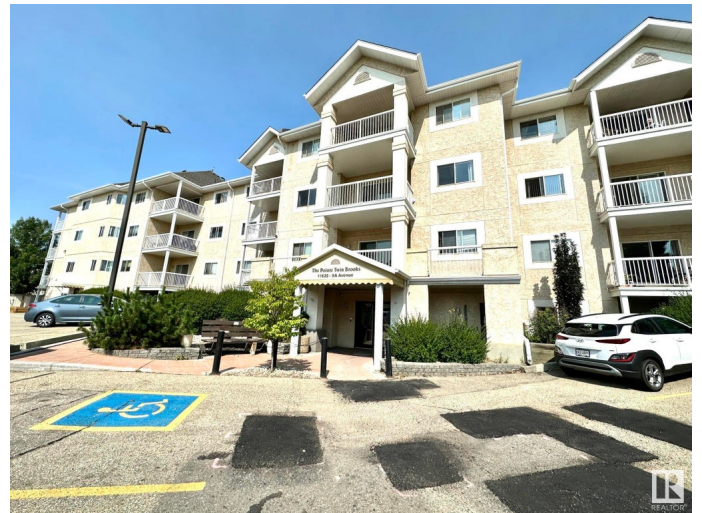
Twin Brooks, Edmonton, AB

Welcome to this impeccably maintained 1-bed, 1-bath condo, perfect for first-time homebuyers! Step inside & be greeted by a modern kitchen featuring newer cabinets, sleek countertops & S/S appliances that blend functionality with flair. The spacious open-concept design is enhanced by thoughtful touches, including in-suite laundry, a renovated bathroom & ample storage. Enjoy your morning coffee on your generously sized patio, a perfect space to relax & soak in the peaceful surroundings. Situated in the serene community of Twin Brooks, immerse yourself in the tranquility of nearby scenic walking & running trails or take in the beauty of a picturesque man-made lake just steps from your door. This prime location offers unparalleled convenience with easy access to the Henday, Hwy 2, YEG Airport, a Rec Center & Century Park LRT station. Shopping, dining & entertainment options abound at the South Common Shopping District. Don't miss the opportunity to make this beautiful home yours!

Built in 1996

Essential Information

| | |
|----------|-----------|
| MLS® # | E4420093 |
| Price | \$164,900 |
| Bedrooms | 1 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 654 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 111 11620 9a Avenue |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 7B4 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Hot Water, Water |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 3rd, 2025 |
| Days on Market | 59 |
| Zoning | Zone 16 |
| Condo Fee | \$324 |

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 April 2nd, 2025 at 9:31pm MDT