

\$334,900 - 24 11717 9b Avenue, Edmonton

MLS® #E4424009

\$334,900

3 Bedroom, 3.00 Bathroom, 1,153 sqft
Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

A beautiful townhouse style bi-level in the desirable neighbourhood of Twin Brooks. This lovely unit offers a rare opportunity to live in Village Green - a quietly tucked away community, sheltered from the noise of the city yet right near shopping, public transport & all amenities. A cozy, 3 bedroom end unit that's bright and open with vaulted ceilings, large windows, and a cohesive, neutral paint throughout. The main floor provides ample space for hosting, from the large living room, through the U shaped kitchen with countertop seating room, to the open dining area leading onto the balcony to enjoy the sunset. Generously sized primary bedroom has a walk-in closet & 5 piece bath with soaker tub & separate toilet. Upstairs is completed by a secondary bedroom, a 4 piece bathroom, & laundry conveniently placed right near the bedrooms. The lower level is just as inviting as the main, with a spacious family room, cozy gas fireplace, large 3rd bedroom, & 3 piece bath. This is the perfect place to call home!

Built in 1998

Essential Information

MLS® #	E4424009
Price	\$334,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,153
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	24 11717 9b Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B7

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Picnic Area, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 5th, 2025
Days on Market	30
Zoning	Zone 16
Condo Fee	\$409

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