# \$519,000 - 11839 8 Avenue, Edmonton

MLS® #E4443220

#### \$519,000

4 Bedroom, 3.00 Bathroom, 1,230 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this charming bi-level home located in the highly desirable community of Twin Brooksâ€"a family-friendly neighborhood celebrated for its natural surroundings and convenient amenities. Thoughtfully designed, this home features two spacious bedrooms and two full bathrooms on the main floor. The kitchen is equipped with an upgraded quartz countertop, perfect for both everyday cooking and entertaining. The primary bedroom offers a private ensuite and a walk-in closet, ideal for comfortable family living or hosting guests. Step into the bright and airy main living area, where vaulted ceilings create an enhanced sense of space and light. The fully finished basement expands the living space with two additional bedrooms, a full bathroom, and a cozy living room complete with a gas fireplaceâ€"perfect for use as a home office, gym, or guest suite. Additional highlights include a double attached garage for secure parking and extra storage for added convenience. Welcome home!



## **Essential Information**

MLS® # E4443220 Price \$519,000

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 1,230 Acres 0.00 Year Built 1997

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 11839 8 Avenue

Area Edmonton
Subdivision Twin Brooks
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 6Z9

### **Amenities**

Amenities Deck Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary George P. Nicholson School

Middle D.S. MacKenzie School

High Harry Ainlay School

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 28

Zoning Zone 16

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