

# \$499,900 - 11453 9 Avenue, Edmonton

MLS® #E4447174

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,145 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

A beautiful & newly renovated home in the desirable community of Twin Brooks! Let's cut to the chase. \*\*\*\*\* Features: \*\* 10-minute walk to George P. Nicholson School. \*\* 10-minute bus ride to Century Park LRT station. \*\* Large LOT 5,930 sqft (551 m2). \*\* New flooring, New paint, New Dishwasher, New furnace, and Newer hot water tank (2024). \*\* Vaulted high ceiling & Functional floorplan. \*\* 4 bedrooms + 3 full bathrooms. \*\* Natural gas fireplace. \*\* Central vacuum System. \*\* Basement is a big & clean slate for your new imagination. \*\* Double attached garage. \*\* Quick and easy access to schools, universities, international airport, shopping centres & walking trails. \*\*\*\*\* Home is what you make it! Move in & Enjoy living!!

Built in 1995

## Essential Information

MLS® #	E4447174
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,145
Acres	0.00
Year Built	1995



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	11453 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6X8

### Amenities

Amenities	Vaulted Ceiling, See Remarks
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, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
-------------	-----------------

## 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 July 11th, 2025 at 5:47pm MDT