

## \$200,000 - 405 11620 9a Avenue, Edmonton

MLS® #E4427279

**\$200,000**

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Experience serenity and sophistication in this top-floor condo, perfectly situated in the prestigious Twin Brooks community. Enjoy breathtaking skyline views and the tranquillity of mature trees, all mere steps from the Whitemud Creek Ravine. This meticulously maintained unit boasts recent upgrades, including Corian countertops in the kitchen and bathrooms, toilets, paint throughout, and newer bamboo hardwood floors, a perfect blend of modern style and comfort. The galley-style kitchen has new stainless-steel appliances, making meal prep a pleasure. With two spacious bedrooms and two full baths, this home is ideal for professionals, couples, or downsizers looking for a peaceful retreat in a quiet neighbourhood. The convenience of two parking stalls and low condo fees that include heat and water add to the appeal. Prime location with easy access to the Henday, LRT, and major amenities. Don't miss this rare opportunity to own a top-floor luxury condo in one of Edmonton's most sought-after areas!

Built in 1996

### Essential Information

MLS® # E4427279

Price \$200,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	405 11620 9a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B4

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	40
Zoning	Zone 16
Condo Fee	\$407

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 May 2nd, 2025 at 11:17pm MDT