# \$588,000 - 11511 12 Avenue, Edmonton

MLS® #E4442570

#### \$588.000

4 Bedroom, 2.50 Bathroom, 1,926 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this upgraded 2 storey home located in a guiet Cul-de-sac in Twin Brooks! This beautiful Air-conditioned home boasts 1,920+ sqft, 4 bedrooms on second floor and 2.5 baths. Main floor features a bright & open concept with hardwood floors & airy 17' vaulted ceilings in the living room. Family room has a gas fireplace with a stone wall. Renovated kitchen has newer cabinets. stainless steel appliances and quartz countertops. Upstairs you will find 4 good sized bedrooms & a laundry room. Primary bedroom has a 4 pc ensuite w/ a jacuzzi tub & W/I closet. Double attached garage. Walking distance to top-ranked George Nicholson School, Parks, Lake & walking trails. Easy access to public transit, Anthony Henday & South Common. Truly a great family home in a fabulous neighborhood!



## **Essential Information**

MLS® # E4442570 Price \$588,000

Bedrooms 4

Bathrooms 2.50

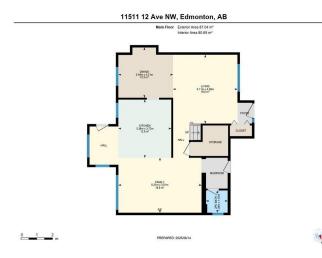
Full Baths 2

Half Baths 1

Square Footage 1,926







Acres 0.00 Year Built 1993

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11511 12 Avenue

Area Edmonton
Subdivision Twin Brooks
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 6X6

## **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas,

Vaulted Ceiling, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, 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, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fenced, Flat Site, 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 15th, 2025

Days on Market 73

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 August 26th, 2025 at 11:17pm MDT