# \$749,500 - 11235 10a Avenue, Edmonton

MLS® #E4434344

## \$749,500

4 Bedroom, 3.50 Bathroom, 2,427 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Filled w/natural light, this wonderful 2427' 4-BDRM family home sits on a giant 9400' lot & is nestled in a quiet cul-de-sac, just steps to the Elementary School. With large rooms throughout, the main floor has formal LR & DR, the kitchen w/tons of storage, a bright breakfast nook, a huge family room w/adjacent office & laundry room w/access to the OS double garage. There are 3 upper BDRMS including the huge primary w/a 5-pce ensuite & W-I closet. The basement has a large RR w/a wet bar & lots of space for a games table. There is also a large BDRM, full bath & tons of storage. Furnaces(2022) HWT(2020) & main floor windows have been replaced except 2 by the kitchen sink. This home will appeal to active families who love outdoor activities. Let the kids run free in the huge pie lot, play ball hockey in the cul-de-sac. Enjoy BBQs on the spacious sunny deck. This air-conditioned and freshly painted Twin Brooks beauty has easy access to shops & amenities of the Common, the future LRT, the Henday & YEG.

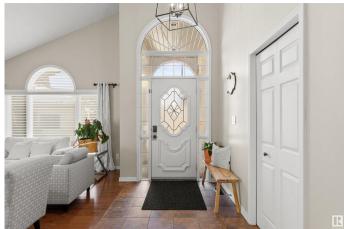
Built in 1990

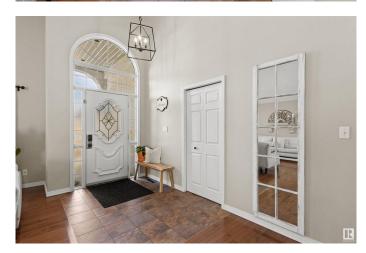
#### **Essential Information**

MLS® # E4434344 Price \$749,500

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 2,427 Acres 0.00 Year Built 1990

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11235 10a Avenue

Area Edmonton
Subdivision Twin Brooks
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 6S3

## **Amenities**

Amenities Deck, Sprinkler Sys-Underground

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage

Shed, Stove-Electric, Vacuum Systems, Washer

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Cedar Shakes
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary George P Nicholson

Middle DS MacKenzie

High Harry Ainlay Composite

#### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 10

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 May 12th, 2025 at 11:17pm MDT