

\$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 2427â€™™ 4-BDRM family home sits on a giant 9400â€™™ 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