

## \$164,900 - 111 11620 9a Avenue, Edmonton

MLS® #E4420093

**\$164,900**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this impeccably maintained 1-bed, 1-bath condo, perfect for first-time homebuyers! Step inside & be greeted by a modern kitchen featuring newer cabinets, sleek countertops & S/S appliances that blend functionality with flair. The spacious open-concept design is enhanced by thoughtful touches, including in-suite laundry, a renovated bathroom & ample storage. Enjoy your morning coffee on your generously sized patio, a perfect space to relax & soak in the peaceful surroundings. Situated in the serene community of Twin Brooks, immerse yourself in the tranquility of nearby scenic walking & running trails or take in the beauty of a picturesque man-made lake just steps from your door. This prime location offers unparalleled convenience with easy access to the Henday, Hwy 2, YEG Airport, a Rec Center & Century Park LRT station. Shopping, dining & entertainment options abound at the South Common Shopping District. Don't miss the opportunity to make this beautiful home yours!

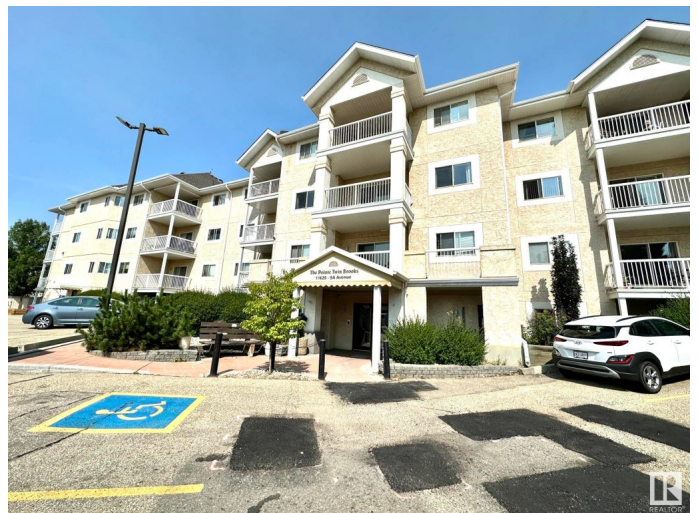
Built in 1996

### Essential Information

MLS® # E4420093

Price \$164,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 654                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 11620 9a Avenue |
| Area        | Edmonton            |
| Subdivision | Twin Brooks         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7B4             |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking   | Stall                                                                                      |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Water                                                                                        |
| # of Stories | 4                                                                                                                  |
| Stories      | 1                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | None, No Basement                                                                                                  |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 16            |
| Condo Fee      | \$324              |

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 April 19th, 2025 at 5:17am MDT