

## \$579,900 - 11735 10 Avenue, Edmonton

MLS® #E4454894

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

**BRAND NEW BASEMENT!** Beautiful 1208 sqft bi-level in Twin Brooks! This 2+2 bed, 2 bath home sits on a corner lot w/ great curb appeal. Enter into a bright kitchen w/ plenty of cupboards & S/S appliances, spacious great room w/ dbl-sided fireplace & vaulted ceilings, and sunny dining nook. Down the hall, you'll find 2 bdrms, & 4 pc bath. Brand new prof finished basement adds a large rec room for the family to hang out, 2 bdrms, modern 3pc bath, storage & laundry. Additional features include Newer furnace & A/C (2020), vinyl windows, dbl att garage, fresh paint & new carpet on main. Backyard features a deck w/ gazebo, upgraded fencing on side-yard & backs onto a green strip. Quiet cul-de-sac location, walking distance to school, recreation, playground, Whitemud Creek & transit. Quick access to South Common shopping & amenities.

Built in 1995

### Essential Information

MLS® #	E4454894
Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,209



Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	11735 10 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 7A6

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 27th, 2025  
Days on Market      1  
Zoning                Zone 16

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