

Courtesy Of Jazmin K Laframboise Of Exp Realty

\$335,000 - 20 11717 9b Avenue, Edmonton

MLS® #E4463570

\$335,000

3 Bedroom, 3.00 Bathroom, 1,157 sqft

Condo / Townhouse on 0.00 Acres

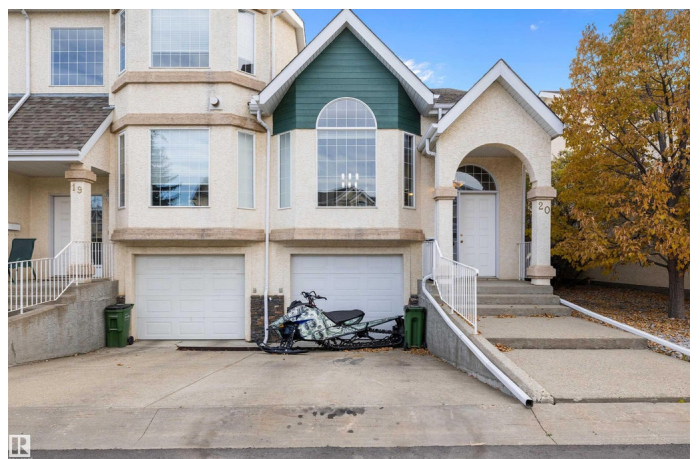
Twin Brooks, Edmonton, AB

Welcome to the exclusive gated community of Village Green in desirable Twin Brooks. Nestled on a quiet street away from the hustle and bustle of the city, but still having access to public transit, shopping and schools. This stunning bi-level features soaring vaulted ceilings as you step into the home, showcasing the spacious open concept living. The livingroom has a cozy corner gas fireplace and large bay windows. The kitchen has expansive countertops with an eat up bar and newer dishwasher, fridge & microwave hood fan as well as a corner pantry. Functional dining space opens onto your private deck with access to your manicured lawn; maintained by the condo! The main floor has 2 bedrooms, 4 piece main bath and primary has ensuite & walkin closet. Basement has large windows, big family room, large 3rd bedroom and another full bathroom! Attached garage is perfect for winter! Also has A/C! The community is quiet & features greenspace.

Built in 1998

Essential Information

MLS® #	E4463570
Price	\$335,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,157
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	20 11717 9b Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B7

Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Gated Community, Golf Nearby, Low Maintenance Landscape, No Through Road, Not Fenced, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$458

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 October 27th, 2025 at 9:32am MDT