

## \$588,000 - 11511 12 Avenue, Edmonton

MLS® #E4442570

**\$588,000**

4 Bedroom, 2.50 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this upgraded 2 storey home located in a quiet Cul-de-sac in Twin Brooks! This beautiful Air-conditioned home boasts 1,920+ sqft, 4 bedrooms on second floor and 2.5 baths. Main floor features a bright & open concept with hardwood floors & airy 17' vaulted ceilings in the living room. Family room has a gas fireplace with a stone wall. Renovated kitchen has newer cabinets, stainless steel appliances and quartz countertops. Upstairs you will find 4 good sized bedrooms & a laundry room. Primary bedroom has a 4 pc ensuite w/ a jacuzzi tub & W/I closet. Double attached garage. Walking distance to top-ranked George Nicholson School, Parks, Lake & walking trails. Easy access to public transit, Anthony Henday & South Common. Truly a great family home in a fabulous neighborhood!



11511 12 Ave NW, Edmonton, AB

Built in 1993

### Essential Information

MLS® #	E4442570
Price	\$588,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,926



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PREPARED: 2025/06/14



Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11511 12 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6X6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	George P. Nicholson School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

**Additional Information**

Date Listed	June 15th, 2025
Days on Market	62
Zoning	Zone 16

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