

# **\$1,275,000 - 11503 13 Avenue, Edmonton**

MLS® #E4431911

**\$1,275,000**

5 Bedroom, 3.50 Bathroom, 2,934 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

**EXTRAORDINARY!** Welcome to the TWIN BROOKS and experience LUXURY LIVING in your new ESTATE DREAM HOME!

Unbelievable RAVINE views from south backing PIE lot (924m<sup>2</sup>). Showcases vaulted ceilings, open concept floor plan, gorgeous main floor office w/custom murphy bed & dble doors to yard, triple HEATED garage w/shop, MASSIVE windows w/stunning views, speakers throughout, upper-level laundry room, sprinkler system, OUTDOOR POOL & walnut hardwood floors. Recent updates include new carpet & furnace. Ownersâ€™ suite will leave you speechless with bay window views, WIC with jack & Jill ensuite access & 2-way gas F/P. Kitchen is a chefâ€™s dream complimented by granite countertops, center island, abundance of cabinetry w/pull-outs, ULTRA LUXURIOUS SS APPLIANCES featuring 42" refrigerator, 6 burner gas stove & built-in Miele Espresso maker. Fully finished basement offers 2 addâ€™l bedrooms, bathroom & rec room. This home is RARE FIND & OPPORTUNITY OF A LIFETIME to live in Edmontons most exclusive neighbourhood!



Built in 1995

## **Essential Information**

MLS® #

E4431911

Price	\$1,275,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,934
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11503 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Hot Tub, Patio, Pool-Outdoor, Smart/Program. Thermostat, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling
Parking	Heated, Insulated, Shop, Triple Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Hood Fan, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Pool Equipment, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, See Remarks
Stories	3
Has Basement	Yes

Basement	Full, Finished
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## Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby
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Roof	Asphalt Shingles
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Construction	Wood, Stucco
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Foundation	Concrete Perimeter
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## School Information

Elementary	GEORGE P. NICHOLSON K-6
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Middle	D.S. MACKENZIE SCHOOL 7-9
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High	HARRY AINLAY SCHOOL 10-12
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## Additional Information

Date Listed	April 21st, 2025
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Days on Market	9
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Zoning	Zone 16
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Listing information last updated on April 30th, 2025 at 2:02am MDT