

## \$400,000 - 11381 12 Avenue, Edmonton

MLS® #E4433624

**\$400,000**

4 Bedroom, 2.50 Bathroom, 1,604 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Impeccably maintained and shows like a DREAM - perfectly located in the coveted and sought after established community of Twin Brooks just steps from the school, this 3 storey townhome with 3+1 bedrooms (one on the entry level which is perfect for an office!) is a 10/10 for families and couples alike. The first floor of this modern and trendy home features access to the DOUBLE attached garage and first room before leading up to the stunning second level. Here, enjoy modern and clean finishings with luxury vinyl plank throughout the open concept and brightly lit living space with centre kitchen complete with expansive island, crisp quartz countertops, and stainless steel appliances. Not to be forgotten is the large walk in pantry, half bathroom, and charming front balcony off the living room. Upstairs features 3 bedrooms including the spacious primary with room for a king, plus walk in closet and ensuite. You'll also find the 4pc main bathroom and UPSTAIRS LAUNDRY which is hard to find in this layout!

Built in 2019

### Essential Information

MLS® # E4433624

Price \$400,000

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,604             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11381 12 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 5V2         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Ceiling 10 ft., Deck, Detectors Smoke, Parking-Visitor |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Stories           | 3                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | None, No Basement                                                                                                                  |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                2  
Zoning                              Zone 16  
Condo Fee                        \$274

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