

# **\$759,000 - 11019 10 Avenue, Edmonton**

MLS® #E4435725

**\$759,000**

5 Bedroom, 4.00 Bathroom, 2,420 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Calling all CHARACTER HOME LOVERS !! This Twin Brooks custom-built 2-story home has 3,707 sq. ft. of LIVING SPACE—5 beds + 4 baths—great curb appeal. Lovely cul-de-sac location with steps to the ravine trails, double-car heated garage, and a MASSIVE-SIZED LOT with space for boat/camper parking. Great-sized main floor living with tons of space. Spacious kitchen with upgraded appliances In-wall oven loads of cabinetry space - Get all the natural light with the big windows. Enjoy the sunshine all year round with an upgraded sunroom that leads you to your peaceful backyard oasis. Upstairs you have 4 generously sized bedrooms + 2 FULL baths. Downstairs, the basement has 2 large bedrooms, 3-piece bath, tons of storage space, and a good-sized laundry room. - Quality upgrades completed include NEW ROOF shingles in 2018 (45-year warranty) + 2024 New Hot Water Tank + 2025 New Boiler (10-year warranty) + 2023 New heating coil + 2022 Front entrance door + 2020 Sunroom windows & door 2017 Composite deck MOVE IN READY!

Built in 1988

## **Essential Information**

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Price \$759,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,420
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11019 10 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6N4

### Amenities

Amenities	Crawl Space, Deck, Detectors Smoke, Gazebo, R.V. Storage, Recreation Room/Centre, Skylight, Sunroom
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Asphalt, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation,

	Ravine View, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P. Nicholson School
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### **Additional Information**

Date Listed            May 9th, 2025

Days on Market      40

Zoning                Zone 16

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