

\$535,000 - 11805 10a Avenue, Edmonton

MLS® #E4448351

\$535,000

4 Bedroom, 3.50 Bathroom, 1,810 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this beautiful home in the highly coveted community of Twin Brooks! Tucked on a corner lot in a cul-de-sac, this property offers a sun-soaked, south-facing backyard that's fully manicured and complete with a charming sunroom perfect for morning coffee or evening relaxation. Inside, the main floor features an updated kitchen, a cozy living and dining area, plus a dedicated den/home office, main floor laundry, and a convenient half bath. Upstairs, you'll find three spacious bedrooms, including a lovely primary suite with plenty of natural light. The huge bonus room has a built in entertainment unit and vaulted ceilings creating stylish space. The fully finished basement adds even more versatility with a large rec room, an additional bedroom, and a full 3-piece bathroom ideal for guests, teens, or extended family. With parks, trails, schools, and major amenities just minutes away, this is your opportunity to live in one of Edmonton's most desirable neighborhoods! Welcome home to Twin Brooks!

Built in 1996

Essential Information

MLS® # E4448351

Price \$535,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11805 10a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A7

Amenities

Amenities	Air Conditioner, Fire Pit, Front Porch, No Smoking Home, Sunroom, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Private Setting, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	31
Zoning	Zone 16

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 August 17th, 2025 at 4:47am MDT