

Courtesy Of Corey W Sylvester Of Real Broker

## \$200,000 - 405 11620 9a Avenue, Edmonton

MLS® #E4427279

**\$200,000**

2 Bedroom, 2.00 Bathroom, 837 sqft  
Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Experience serenity and sophistication in this top-floor condo, perfectly situated in the prestigious Twin Brooks community. Enjoy breathtaking skyline views and the tranquillity of mature trees, all mere steps from the Whitemud Creek Ravine. This meticulously maintained unit boasts recent upgrades, including Corian countertops in the kitchen and bathrooms, toilets, paint throughout, and newer bamboo hardwood floors, a perfect blend of modern style and comfort. The galley-style kitchen has new stainless-steel appliances, making meal prep a pleasure. With two spacious bedrooms and two full baths, this home is ideal for professionals, couples, or downsizers looking for a peaceful retreat in a quiet neighbourhood. The convenience of two parking stalls and low condo fees that include heat and water add to the appeal. Prime location with easy access to the Henday, LRT, and major amenities. Don't miss this rare opportunity to own a top-floor luxury condo in one of Edmonton's most sought-after areas!

Built in 1996

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427279  |
| Price    | \$200,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 837                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 405 11620 9a Avenue |
| Area        | Edmonton            |
| Subdivision | Twin Brooks         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7B4             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking   | 2 Outdoor Stalls   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 16          |
| Condo Fee      | \$407            |

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Listing information last updated on April 7th, 2025 at 11:17pm MDT