

# \$629,000 - 11608 11a Avenue, Edmonton

MLS® #E4460327

**\$629,000**

5 Bedroom, 3.50 Bathroom, 1,928 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This 1,927 sf home located in the great community of Twin Brooks in southwest Edmonton. The main floor offers hardwood flooring, high ceilings, and large windows that bring in abundant natural light. The open-concept kitchen boasts granite countertops. There is also a bedroom (or den), a half bath, and a laundry room on the main floor. Upstairs, you'll find three bedrooms and two full bathrooms, including a primary suite with a private ensuite and walk-in closet. The fully finished basement includes laminate flooring, one bedroom, a living area, a full bathroom, an open recreation space, and a large storage room. The oversized insulated garage offers both comfort and convenience. The well-maintained front and back yards are perfect for enjoying the sunshine and gardening. This established neighbourhood offers easy access to schools, public transit, and shopping, "convenient and family-friendly living at its best!

Built in 1996

## Essential Information

MLS® #	E4460327
Price	\$629,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11608 11a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Y7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            George P. Nicholson School

Middle                D.S. MacKenzie School

High                    Harry Ainlay School

### **Additional Information**

Date Listed            October 1st, 2025

Days on Market      7

Zoning                 Zone 16

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