

\$529,800 - 11604 15 Avenue, Edmonton

MLS® #E4445502

\$529,800

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

BRIGHT & CLEAN 55+ half duplex BUNGALOW just steps from Whitemud Creek Ravine. This AIR CONDITIONED home, with original owners, has been IMMACULATELY MAINTAINED throughout the years. A spacious entryway opens to the open concept living/dining w/ vaulted ceilings, plenty of built-in oak cabinetry/desk space w/granite counters & S.S. appliances (5yrs old), corner pantry & relaxing living area w. a cozy fireplace. Off the main space there is access to the large deck with stunning views of the mature landscaping. The generous primary bedroom includes 3pc ensuite w/tub & large walk in closet! A front bedroom/office, 3pce bath & laundry/mud room complete the main floor. FULLY FINISHED BASEMENT w/hardwood flooring, huge family/rec room, craft room/den w/built-in cabinets, spacious bedroom, full bath & tonnes of storage. Addl' upgrades steel studs in basement, furnace (2024), 2x6 construction on main. PET FRIENDLY! OVERSIZED DOUBLE ATTACHED GARAGE with one stall 26'4" deep & extra side space!

Built in 2001

Essential Information

MLS® # E4445502

Price \$529,800



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,432 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11604 15 Avenue |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 7H9 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access, Insulated, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------|
| Elementary | George P. Nicholson |
| Middle | DS Mackenzie |
| High | Harry Ainlay |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 50 |
| Zoning | Zone 16 |
| Condo Fee | \$518 |

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Listing information last updated on August 22nd, 2025 at 12:47pm MDT