

# \$625,000 - 11820 13 Avenue, Edmonton

MLS® #E4452023

**\$625,000**

4 Bedroom, 3.50 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This beautiful well-maintained two- storey 2101sq ft home in highly desirable Twin Brooks is an absolute must see! The main floor features lots of large windows, with a formal living room, office and dining room and elegant hardwood floors. The open plan eat-in kitchen has tons of cabinet space and natural light, and a large walk-in pantry. Kitchen opens into a large family room with gas fireplace, perfect for entertaining. The upstairs features a generous owners' suite with ensuite 5 pc bath, and great closet space, plus 2 additional bedrooms and another 4 pc bath. The fully finished basement has another bedroom with 3 pc bath, gym/ flex space, rec room with fireplace and ample storage. The home boasts gorgeous landscaping, mature trees and large deck.

Built in 2000

## Essential Information

MLS® #	E4452023
Price	\$625,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.00



Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11820 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7E9

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 8th, 2025

Days on Market 13

Zoning Zone 16

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