

# **\$159,000 - 111 11620 9a Avenue, Edmonton**

MLS® #E4446382

**\$159,000**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

MOVE-IN-READY! 1 BEDROOM CONDO in Sought-After TWIN BROOKS! Step into comfort and convenience with this beautifully maintained GROUND FLOOR condo. MODERN galley-style kitchen with SS Appl and a SEPARATE dining area. OPEN CONCEPT perfect for both relaxing and entertaining. LAMINATE FLOORING throughout. RENOVATED 4PC BATH adds a fresh, modern touch, while soft corners and tasteful finishes create a warm and welcoming feel. The SPACIOUS LIVING ROOM opens to a PRIVATE W/O PATIO. You'll love the IN SUITE laundry, GENEROUS STORAGE SPACE, and plug-in surface parking stall for added convenience. Surrounded by mature trees, walking and running trails, MAN-MADE LAKE, A PEACEFUL SETTING with easy access to all amenities. STEPS TO PUBLIC TRANSIT. MINUTES from Anthony Henday, HWY 2, Century Park LRT, and YEG Airport, with shopping, dining, and entertainment at South Edmonton Common nearby. Perfect for 1ST TIME HOMEBUYERS, DOWNSIZERS, or INVESTORS, LOW CONDO FEES!! Affordable living in a prime location!! Welcome Home!

Built in 1996

## **Essential Information**



MLS® #	E4446382
Price	\$159,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	111 11620 9a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B4

### Amenities

Amenities	Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	72
Zoning	Zone 16
Condo Fee	\$375

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