

## \$169,900 - 101 11620 9a Ave, Edmonton

MLS® #E4442591

**\$169,900**

2 Bedroom, 2.00 Bathroom, 902 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the highly sought-after community of Twin Brooks! This spacious main-floor condo offers 902 sq ft of well-designed living space. The functional galley-style kitchen flows seamlessly into the dining area and a cozy living room featuring a gas fireplace—perfect for relaxing evenings. The primary bedroom is generously sized and includes a walk-in closet and a 4-piece ensuite. A second spacious bedroom, an additional 4-piece bathroom, and a separate laundry room with convenient storage complete the layout. Step outside to your private, covered deck that opens onto a beautifully maintained green space—ideal for quiet mornings or evening unwinding. With public transit right outside your door and close proximity to shopping, schools, and scenic ravine trails, this location offers both convenience and lifestyle. Available for immediate possession, this condo presents exceptional value—perfect for first-time buyers or savvy investors.

Built in 1996

### Essential Information

MLS® #	E4442591
Price	\$169,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	902
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 11620 9a Ave
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B4

### Amenities

Amenities	Intercom, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	60
Zoning	Zone 16
Condo Fee	\$513

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Listing information last updated on August 15th, 2025 at 2:33pm MDT