

\$599,900 - 11011 11 Avenue, Edmonton

MLS® #E4460609

\$599,900

4 Bedroom, 2.50 Bathroom, 2,159 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Immaculate original-owner home on the quiet Blackmud Creek side of Twin Brooks! This cherished family home has been lovingly maintained and thoughtfully updated with new triple-pane windows and doors (Greenfox 2025), furnaces (2020), HWT (2019), shingles (2019), and updated flooring throughout the main floor. Enjoy a cozy gas fireplace in the living room, granite countertops in the kitchen, and the convenience of both an office and laundry on the main. Step into your private backyard oasis with a massive deck, ideal for entertaining, and a gas line for the BBQ. Upstairs, the primary retreat offers a walk-in closet and ensuite, along with two additional spacious bedrooms and a full four-piece bath. The fully finished basement features a generous rec room, two more bedrooms, and ample storage. Just a short walk to Blackmud Creek Ravine, community parks, schools, and amenities. Easy access to 111th Street takes you straight to Downtown or the Universityâ€”without crossing the LRT line. A wonderful opportunity!



Built in 1987

Essential Information

MLS® # E4460609

Price \$599,900

Lease Rate	\$17
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,159
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11011 11 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6M9

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	6
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-2, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	George P. Nicholson
Middle	D.S. MacKenzie
High	Harry Ainlay

Additional Information

Date Listed	October 3rd, 2025
Days on Market	17
Zoning	Zone 16

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