

## \$165,900 - 101 11620 9a Ave, Edmonton

MLS® #E4442591

**\$165,900**

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     | \$165,900 |
| 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 | 70              |
| Zoning         | Zone 16         |
| Condo Fee      | \$513           |

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Listing information last updated on August 25th, 2025 at 6:47pm MDT