

\$799,000 - 11514 13 Avenue, Edmonton

MLS® #E4425733

\$799,000

7 Bedroom, 4.00 Bathroom, 2,433 sqft
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

FABULOUS FAMILY HOME WITH 7 BEDROOMS IN TWIN BROOKE!! Charm meets convenience in this delightful single-family abode! Step into a world of warmth and comfort as you enter the open-concept and open to below living space with abundant natural light that dances through the generous windows, perfect for creating lasting memories with loved ones. The main floor has 1 bedroom, 4pc bath, 2nd living room with fireplace, and convenient laundry/ mudroom. The dining area seamlessly connects to the backyard door to a large deck. Upstairs, relax in the master bedroom, which includes a walk-in closet and a 5pc ensuite with a stand-up shower and corner tub. Rounding out the upper level, there are 3 more bedrooms and a 4pc bath. The fully finished basement has TWO MORE BEDROOMS, a 4-piece bathroom and additional living space with a rec room and extra storage. With top-notch schools and amenities just a stone's throw away, this home offers the ideal blend of suburban living and urban accessibility. Your dream home awaits!



Built in 1995

Essential Information

MLS® #	E4425733
Price	\$799,000

Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,433
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11514 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A3

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Ravine View, Vegetable Garden

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	March 14th, 2025
Days on Market	20
Zoning	Zone 16

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