

## \$749,500 - 11235 10a Avenue, Edmonton

MLS® #E4434344

**\$749,500**

4 Bedroom, 3.50 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Filled w/natural light, this wonderful 2427â€™™ 4-BDRM family home sits on a giant 9400â€™™ lot & is nestled in a quiet cul-de-sac, just steps to the Elementary School. With large rooms throughout, the main floor has formal LR & DR, the kitchen w/tons of storage, a bright breakfast nook, a huge family room w/adjacent office & laundry room w/access to the OS double garage. There are 3 upper BDRMS including the huge primary w/a 5-pce ensuite & W-I closet. The basement has a large RR w/a wet bar & lots of space for a games table. There is also a large BDRM, full bath & tons of storage. Furnaces(2022) HWT(2020) & main floor windows have been replaced except 2 by the kitchen sink. This home will appeal to active families who love outdoor activities. Let the kids run free in the huge pie lot, play ball hockey in the cul-de-sac. Enjoy BBQs on the spacious sunny deck. This air-conditioned and freshly painted Twin Brooks beauty has easy access to shops & amenities of the Common, the future LRT, the Henday & YEG.

Built in 1990

### Essential Information

MLS® # E4434344

Price \$749,500

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,427
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11235 10a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6S3

### Amenities

Amenities	Deck, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P Nicholson
Middle	DS MacKenzie
High	Harry Ainlay Composite

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on May 4th, 2025 at 7:17pm MDT