

# \$588,000 - 11511 12 Avenue, Edmonton

MLS® #E4442570

**\$588,000**

4 Bedroom, 2.50 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this upgraded 2 storey home located in a quiet Cul-de-sac in Twin Brooks! This beautiful Air-conditioned home boasts 1,920+ sqft, 4 bedrooms on second floor and 2.5 baths. Main floor features a bright & open concept with hardwood floors & airy 17' vaulted ceilings in the living room. Family room has a gas fireplace with a stone wall. Renovated kitchen has newer cabinets, stainless steel appliances and quartz countertops. Upstairs you will find 4 good sized bedrooms & a laundry room. Primary bedroom has a 4 pc ensuite w/ a jacuzzi tub & W/I closet. Double attached garage. Walking distance to top-ranked George Nicholson School, Parks, Lake & walking trails. Easy access to public transit, Anthony Henday & South Common. Truly a great family home in a fabulous neighborhood!

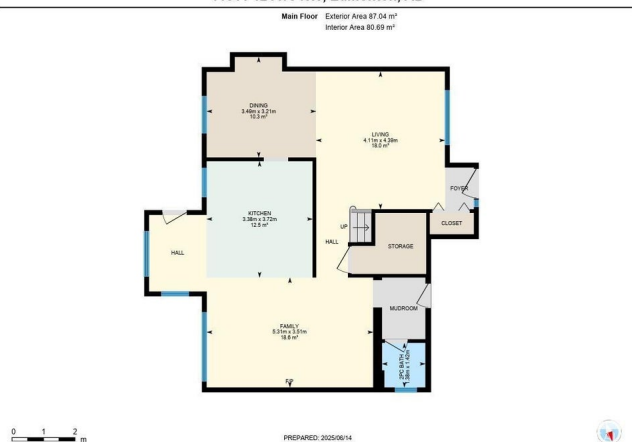


11511 12 Ave NW, Edmonton, AB

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442570  |
| Price          | \$588,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,926     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1993                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11511 12 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6X6         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 16         |

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Listing information last updated on August 27th, 2025 at 12:17pm MDT