

## \$169,900 - 214 11620 9a Avenue, Edmonton

MLS® #E4440638

**\$169,900**

2 Bedroom, 2.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Affordable living in the desirable Twin Brooks community! This well-priced 2nd-floor condo offers great value with a spacious living room that opens to a private patio surrounded by mature trees—perfect for relaxing. A cozy dining area and functional galley kitchen complete the main space. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. On the opposite side of the unit is a second bedroom, another full bathroom, in-suite laundry, and extra storage. With one assigned parking stall and a location close to public transit, schools, shopping, and beautiful ravine trails, this move-in ready condo is an excellent opportunity for first-time buyers or investors.

Built in 1996

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440638          |
| Price          | \$169,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 780               |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 214 11620 9a Avenue |
| 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, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                      |
| # of Stories      | 4                                                                                                                           |
| Stories           | 1                                                                                                                           |
| 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 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 16        |

Condo Fee                \$444

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Listing information last updated on June 17th, 2025 at 12:47pm MDT