

## \$625,000 - 11820 13 Avenue, Edmonton

MLS® #E4452023

**\$625,000**

4 Bedroom, 3.50 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This beautiful well-maintained two- storey 2101sq ft home in highly desirable Twin Brooks is an absolute must see! The main floor features lots of large windows, with a formal living room, office and dining room and elegant hardwood floors. The open plan eat-in kitchen has tons of cabinet space and natural light, and a large walk-in pantry. Kitchen opens into a large family room with gas fireplace, perfect for entertaining. The upstairs features a generous owners'™ suite with ensuite 5 pc bath, and great closet space, plus 2 additional bedrooms and another 4 pc bath. The fully finished basement has another bedroom with 3 pc bath, gym/ flex space, rec room with fireplace and ample storage. The home boasts gorgeous landscaping, mature trees and large deck.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452023  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,102     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2000                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11820 13 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7E9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Brass Surround, Glass Door, Mantel                                                                                                          |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market      9  
Zoning                Zone 16

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Listing information last updated on August 17th, 2025 at 8:32am MDT