# \$398,300 - 11243 12 Avenue, Edmonton

MLS® #E4434620

#### \$398,300

3 Bedroom, 3.00 Bathroom, 1,165 sqft Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Rare and outstanding home INDEED !!!

Situated in the fine neighborhood of Twin

Brooks this fantastic home really has it all. This
boutique project Condo project call ed

"Classics Twin Brooks" uniquely only has a
dozen homes on the property. With an
attached double garage, an open floor plan
with a large kitchen and eating area, cozy
fireplace, extra large bedrooms and a large
west facing deck to enjoy its the full meal deal.
Some other features include large windows for
natural light, air conditioning and 3 full baths.

Truly a great home at a great price!!

Built in 1992

#### **Essential Information**

MLS® # E4434620

Price \$398,300

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,165

Acres 0.00 Year Built 1992

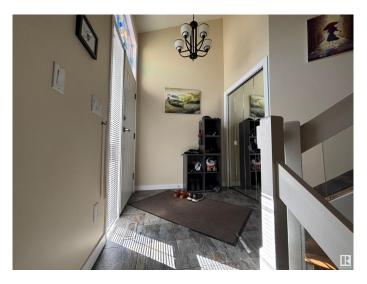
Type Condo / Townhouse

Sub-Type Townhouse

Style Bi-Level
Status Active







## **Community Information**

Address 11243 12 Avenue

Area Edmonton
Subdivision Twin Brooks
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 6V6

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Sauna; Swirlpool; Steam, See

Remarks

Parking Heated, Insulated, Over Sized

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Landscaped, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 3

Zoning Zone 16

Condo Fee \$465

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 8th, 2025 at 3:32pm MDT