



## 11328 9 Avenue Edmonton AB

\$629,000

Executive 4 bedroom 2 storey with park like backyard ( 11,732 sq ft) backing onto green area ( not power line) located at the sought after Twin brooks neighbourhood. Cozy living room w/ bay window. Sunny family room w/ gas fireplace and built in shelves. Open kitchen w/ white cabinets & breakfast bar. Eating nook off patio door to brick patio. Dining room/den may be converted to extra bedroom as there is 3 pcs bath . Upstairs features 4 bedrooms, & 4 pcs bath w/ laundry area. Spacious primary bedroom w/ 3 pcs ensuite. Also a bonus room on the 3rd level. Basement partly finished w/ office, den, rough in bathroom & future rumpus room. Other outstanding features including newer shingles, hi efficiency furnace, newer hot water tank , new solar panels (installed in 03/2024) generating sufficient electricity for home consumption w/ credit from Epcor. Fully fenced backyard w/garden area. Just walking distance to George Nicholson elementary school. Close to bus, shops, LRT , YMCA and Anthony Henday freeway.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

steven1yip@gmail.com  
<http://www.stephenyip.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)