



## 11604 12 Avenue Edmonton AB

\$519,900

Bright and sunny 1226 sq. ft. well cared for bilevel located in Twin Brooks! There are spacious living and dining rooms as you enter from the front foyer. A large eat-in kitchen features refreshed cabinets and hardware. Three good sized bedrooms on the upper floor with a primary bedroom having a renovated 3 piece ensuite and dual closets. Freshly painted throughout. The lower level has big windows and is completely open for your finishing touches. Large deck overlooks a great backyard complete with a firepit area. All poly B plumbing lines have been replaced. Furnace and HWT replaced in 2018. Double attached garage is insulated and drywalled. Great location in a fantastic neighborhood! Some photos have been virtually staged.

Listing Presented By:



Originally Listed by:  
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