

\$169,900 - 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	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	11
Zoning	Zone 16

Condo Fee \$444

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