

\$334,900 - 24 11717 9b Avenue, Edmonton

MLS® #E4424009

\$334,900

3 Bedroom, 3.00 Bathroom, 1,153 sqft
Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

A beautiful townhouse style bi-level in the desirable neighbourhood of Twin Brooks. This lovely unit offers a rare opportunity to live in Village Green - a quietly tucked away community, sheltered from the noise of the city yet right near shopping, public transport & all amenities. A cozy, 3 bedroom end unit that's bright and open with vaulted ceilings, large windows, and a cohesive, neutral paint throughout. The main floor provides ample space for hosting, from the large living room, through the U shaped kitchen with countertop seating room, to the open dining area leading onto the balcony to enjoy the sunset. Generously sized primary bedroom has a walk-in closet & 5 piece bath with soaker tub & separate toilet. Upstairs is completed by a secondary bedroom, a 4 piece bathroom, & laundry conveniently placed right near the bedrooms. The lower level is just as inviting as the main, with a spacious family room, cozy gas fireplace, large 3rd bedroom, & 3 piece bath. This is the perfect place to call home!

Built in 1998

Essential Information

| | |
|----------|-----------|
| MLS® # | E4424009 |
| Price | \$334,900 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,153 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 24 11717 9b Avenue |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 7B7 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling |
| Parking Spaces | 2 |
| Parking | Front Drive Access, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Picnic Area, Public Transportation, Shopping Nearby |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 16 |
| Condo Fee | \$409 |

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Listing information last updated on April 4th, 2025 at 8:02am MDT