

## \$499,000 - 11839 8 Avenue, Edmonton

MLS® #E4443220

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this charming bi-level home located in the highly desirable community of Twin Brooks—a family-friendly neighborhood celebrated for its natural surroundings and convenient amenities. Thoughtfully designed, this home features two spacious bedrooms and two full bathrooms on the main floor. The kitchen is equipped with an upgraded quartz countertop, perfect for both everyday cooking and entertaining. The primary bedroom offers a private ensuite and a walk-in closet, ideal for comfortable family living or hosting guests. Step into the bright and airy main living area, where vaulted ceilings create an enhanced sense of space and light. The fully finished basement expands the living space with two additional bedrooms, a full bathroom, and a cozy living room complete with a gas fireplace—perfect for use as a home office, gym, or guest suite. Additional highlights include a double attached garage for secure parking and extra storage for added convenience. Welcome home!

Built in 1997

### Essential Information

MLS® # E4443220

Price \$499,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	11839 8 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z9

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      George P. Nicholson School  
Middle                              D.S. MacKenzie School  
High                                 Harry Ainlay School

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                30  
Zoning                              Zone 16

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