

\$625,000 - 11820 13 Avenue, Edmonton

MLS® #E4452023

\$625,000

4 Bedroom, 3.50 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This beautiful well-maintained two- storey 2101sq ft home in highly desirable Twin Brooks is an absolute must see! The main floor features lots of large windows, with a formal living room, office and dining room and elegant hardwood floors. The open plan eat-in kitchen has tons of cabinet space and natural light, and a large walk-in pantry. Kitchen opens into a large family room with gas fireplace, perfect for entertaining. The upstairs features a generous owners'™ suite with ensuite 5 pc bath, and great closet space, plus 2 additional bedrooms and another 4 pc bath. The fully finished basement has another bedroom with 3 pc bath, gym/ flex space, rec room with fireplace and ample storage. The home boasts gorgeous landscaping, mature trees and large deck.

Built in 2000

Essential Information

MLS® #	E4452023
Price	\$625,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.00



Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11820 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7E9

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, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	10
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 12:47pm MDT