

## **\$398,300 - 11243 12 Avenue, Edmonton**

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MLS® #E4434620

### **\$398,300**

3 Bedroom, 3.00 Bathroom, 1,165 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Rare and outstanding home INDEED !!!  
Situating in the fine neighborhood of Twin Brooks this fantastic home really has it all. This boutique project Condo project called "Classics Twin Brooks" uniquely only has a dozen homes on the property. With an attached double garage, an open floor plan with a large kitchen and eating area, cozy fireplace, extra large bedrooms and a large west facing deck to enjoy its the full meal deal. Some other features include large windows for natural light, air conditioning and 3 full baths . Truly a great home at a great price !!



Built in 1992

### **Essential Information**

MLS® #	E4434620
Price	\$398,300
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,165
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

## Community Information

Address	11243 12 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6V6

## Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Sauna; Swirlpool; Steam, See Remarks
Parking	Heated, Insulated, Over Sized

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 5th, 2025
Days on Market	7
Zoning	Zone 16
Condo Fee	\$465

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Listing information last updated on May 12th, 2025 at 8:32pm MDT