

## \$625,000 - 11570 13 Avenue, Edmonton

MLS® #E4458069

**\$625,000**

4 Bedroom, 3.50 Bathroom, 2,080 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks, where this beautifully maintained 2-storey has been cherished and carefully updated. Step into the foyer with soaring ceilings, a bright living room, formal dining area, and elegant staircase. The main floor also features a home office, cozy family room with gas fireplace, functional kitchen overlooking the backyard, and garden doors to a deck and gardener's dream. Upstairs you'll find three bedrooms, including a spacious primary with spotless four-piece ensuite, plus another full bath. The finished basement offers a fourth bedroom, three-piece bath, large recreation room with electric fireplace and ping-pong table, plus ample storage. Upgrades include windows, shingles, and A/C to name a few. Twin Brooks is one of Edmonton's most sought-after communities with schools, shopping, parks, trails, and excellent transportation access. Pride of ownership and years of family care shine throughout—this could be your new home!

Built in 1996

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4458069  |
| Price    | \$625,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,080                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11570 13 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7B3         |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                    |

**School Information**

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

**Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
| 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 September 17th, 2025 at 11:17am MDT