

# **\$759,000 - 11019 10 Avenue, Edmonton**

MLS® #E4435725

**\$759,000**

5 Bedroom, 4.00 Bathroom, 2,420 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Calling all CHARACTER HOME LOVERS !! This Twin Brooks custom-built 2-story home has 3,707 sq. ft. of LIVING SPACE—5 beds + 4 baths—great curb appeal. Lovely cul-de-sac location with steps to the ravine trails, double-car heated garage, and a MASSIVE-SIZED LOT with space for boat/camper parking. Great-sized main floor living with tons of space. Spacious kitchen with upgraded appliances In-wall oven loads of cabinetry space - Get all the natural light with the big windows. Enjoy the sunshine all year round with an upgraded sunroom that leads you to your peaceful backyard oasis. Upstairs you have 4 generously sized bedrooms + 2 FULL baths. Downstairs, the basement has 2 large bedrooms, 3-piece bath, tons of storage space, and a good-sized laundry room. - Quality upgrades completed include NEW ROOF shingles in 2018 (45-year warranty) + 2024 New Hot Water Tank + 2025 New Boiler (10-year warranty) + 2023 New heating coil + 2022 Front entrance door + 2020 Sunroom windows & door 2017 Composite deck MOVE IN READY!

Built in 1988

## **Essential Information**

MLS® # E4435725

Price \$759,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,420                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11019 10 Avenue |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6N4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Crawl Space, Deck, Detectors Smoke, Gazebo, R.V. Storage, Recreation Room/Centre, Skylight, Sunroom |
| Parking   | Double Garage Attached, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Brick, Stucco   |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |   |
|--------------|---|
|              | Ravine View, Schools, Shopping Nearby, Vegetable Garden |
| Roof         | Asphalt Shingles  |
| Construction | Wood, Asphalt, Brick, Stucco                            |
| Foundation   | Concrete Perimeter                                      |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | George P. Nicholson School |
|------------|----------------------------|

### **Additional Information**

Date Listed            May 9th, 2025

Days on Market      9

Zoning                Zone 16

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