

\$169,900 - 214 11620 9a Avenue, Edmonton

MLS® #E4440638

\$169,900

2 Bedroom, 2.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Affordable living in the desirable Twin Brooks community! This well-priced 2nd-floor condo offers great value with a spacious living room that opens to a private patio surrounded by mature trees—perfect for relaxing. A cozy dining area and functional galley kitchen complete the main space. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. On the opposite side of the unit is a second bedroom, another full bathroom, in-suite laundry, and extra storage. With one assigned parking stall and a location close to public transit, schools, shopping, and beautiful ravine trails, this move-in ready condo is an excellent opportunity for first-time buyers or investors.

Built in 1996

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4440638 |
| Price | \$169,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 780 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Condo / Townhouse |



| | |
|----------|------------------------|
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 214 11620 9a Avenue |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 7B4 |

Amenities

| | |
|----------------|---|
| Amenities | Intercom, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 16 |

Condo Fee \$444

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