

Courtesy Of Christy M Cantera Of Real Broker

## **\$625,000 - 11254 10a Avenue, Edmonton**

MLS® #E4459412

**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,052 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Your family will LOVE the 2925 sqft of livable space in this 2-storey home with finished basement, nestled in a quiet Twin Brooks cul-de-sac. Amazing location with Twin Brooks Park & George P. Nicholson School just a stroll away. Recent updates include deck, shingles, windows, HWT & furnace. Features 4 upper-level bedrooms with WIC & jetted soaker tub in private 4 pc bath in owners suite. Grand entrance has vaulted ceilings that welcomes you to main level. Formal living/dining room with outstanding picture window & wainscotting adds a touch of class. Spacious kitchen & raised peninsula bar overlooks breakfast nook with amazing backyard views. Family room has wood fireplace & hardwood floors. Laundry room & powder room complete main level. Finished basement provides ample space to entertain with bar, theatre room, large rec room, 2pc bath & storage. Lush gardens, deck & patio in fully fenced yard. This property is located in highly desired neighbourhood & perfect to raise your growing family. **MUST SEE!**

Built in 1990

### **Essential Information**

MLS® #	E4459412
Price	\$625,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,052
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11254 10a Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6S3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
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 25th, 2025
Days on Market	20
Zoning	Zone 16

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