

## \$725,000 - 11564 15 Avenue, Edmonton

MLS® #E4440415

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,203 sqft  
Single Family on 0.00 Acres

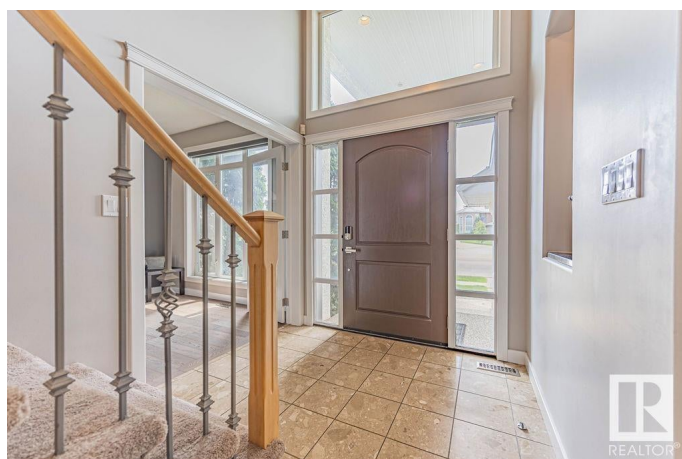
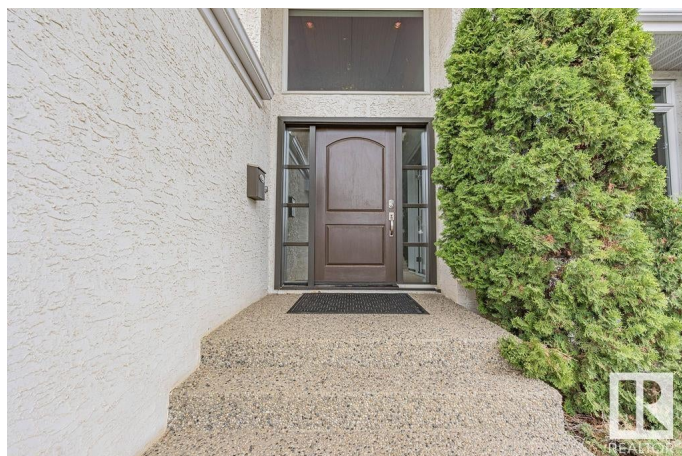
Twin Brooks, Edmonton, AB

Welcome to this stunning 2,200 sq ft two-storey home nestled in the beautiful community of Twin Brooks! Boasting 4 bedrooms and 3.5 baths, this cozy property offers the perfect blend of elegance and functionality. Step inside to the main floor and be dazzled by the engineered hardwood floors, the 18 ft open to below living room area with a gas fireplace, a private dining area, a front office, a chef-inspired kitchen that includes granite countertops, ample cabinetry, and a breakfast nook that opens to a private, landscaped backyard. Upstairs, the primary suite impresses with a walk-in closet and spa-like ensuite, while two additional bedrooms and a full bath provide ample space for family. The fully finished basement adds versatility with a large rec room, fourth bedroom, and full bath-perfect for guests. Furnance and HWT replaced in 2022. AC installed in 2024. Garage also expoxied. Located just minutes from schools, parks, transit, and easy access to the Anthony Henday, this is the perfect family home!

Built in 1998

### Essential Information

MLS® #	E4440415
Price	\$725,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,203
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11564 15 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7C9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Satellite TV Dish, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	3
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Stucco

Exterior Features Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Pine Shakes

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 June 5th, 2025

Days on Market 11

Zoning Zone 16

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Listing information last updated on June 16th, 2025 at 12:47am MDT