

\$521,800 - 11604 15 Avenue, Edmonton

MLS® #E4445502

\$521,800

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

BRIGHT & CLEAN 55+ half duplex BUNGALOW just steps from Whitemud Creek Ravine. This AIR CONDITIONED home, with original owners, has been IMMACULATELY MAINTAINED throughout the years. A spacious entryway opens to the open concept living/dining w/ vaulted ceilings, plenty of built-in oak cabinetry/desk space w/granite counters & S.S. appliances (5yrs old), corner pantry & relaxing living area w. a cozy fireplace. Off the main space there is access to the large deck with stunning views of the mature landscaping. The generous primary bedroom includes 3pc ensuite w/tub & large walk in closet! A front bedroom/office, 3pc bath & laundry/mud room complete the main floor. FULLY FINISHED BASEMENT w/hardwood flooring, huge family/rec room, craft room/den w/built-in cabinets, spacious bedroom, full bath & tonnes of storage. Addl' upgrades steel studs in basement, furnace (2024), 2x6 construction on main. PET FRIENDLY! OVERSIZED DOUBLE ATTACHED GARAGE with one stall 26'4" deep & extra side space!

Built in 2001

Essential Information

MLS® # E4445502

Price \$521,800



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,432
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	11604 15 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H9

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	George P. Nicholson
Middle	DS Mackenzie
High	Harry Ainlay

Additional Information

Date Listed	July 3rd, 2025
Days on Market	81
Zoning	Zone 16
Condo Fee	\$518

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