

## \$649,900 - 11547 13 Avenue, Edmonton

MLS® #E4444550

**\$649,900**

3 Bedroom, 2.50 Bathroom, 1,667 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This beautifully maintained 1,667 sq ft bungalow on a meticulously landscaped corner lot in desirable Twin Brooks! This air-conditioned home offers a functional layout with a bright front living room—ideal for a formal dining area or sitting room. The main floor features 1 spacious bedroom plus a den perfect for a home office, a full en-suite with a gorgeous tiled double shower, and convenient upstairs laundry and half bath. The renovated kitchen includes stainless steel appliances, huge island with quartz countertops, ample cabinetry, and flows into a bright living space with large windows and a stunning 3-sided natural gas fireplace. The fully finished basement boasts a huge rec room with natural gas fireplace, 2 additional bedrooms, a full 4 piece bathroom and plenty of storage. Located on a quiet street with quick access to parks, schools, walking trails, amenities, and major roadways. Pride of ownership is evident throughout!

Built in 1995

### Essential Information

MLS® #	E4444550
Price	\$649,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11547 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A8

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	6
Zoning	Zone 16

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Listing information last updated on July 2nd, 2025 at 6:17am MDT