

## **\$369,900 - 31 11717 9b Avenue, Edmonton**

MLS® #E4446032

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Beautifully maintained executive townhouse in the gated community of Village Green, Twin Brooks. This 3 bed, 2.5 bath home features hardwood and tile flooring, granite countertops throughout, a cozy fireplace, and a spacious kitchen with access to a private balcony. Upstairs includes a large primary suite with ensuite, two bedrooms, and full bath. The basement offers laundry, storage, and a flex room—perfect for a rec space or 4th bedroom. Enjoy a quiet backyard with no neighbours behind, backing onto green space with a shared putting green for residents. Located in a secure, low-maintenance complex, steps from ravine trails, and minutes to South Edmonton Common, the YMCA, LRT, and Jagare Ridge Golf Club. Top schools nearby include George P. Nicholson, D.S MacKenzie and Harry Ainlay. Quick access to Anthony Henday and Whitemud makes commuting easy. A rare opportunity in a highly desirable SW location!

Built in 1998

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4446032  |
| Price     | \$369,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,421             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 31 11717 9b Avenue |
| Area        | Edmonton           |
| Subdivision | Twin Brooks        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 7B7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Corner                                                                                                                                                        |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Fenced, Flat Site, Gated Community, Golf Nearby, No Through Road, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stucco                                    |
| Foundation   | Concrete Perimeter                              |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | George P. Nicholson      |
| Middle     | D.S MacKenzie            |
| High       | Harry Ainlay High School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 16        |
| Condo Fee      | \$417          |

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Listing information last updated on August 21st, 2025 at 8:02am MDT