

## \$425,000 - 18 11373 12 Avenue, Edmonton

MLS® #E4452905

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Absolutely stunning 3-storey townhome FACING the park & greenspace with sunny SOUTH exposure! Extensively upgraded (\$20K+) and thoughtfully designed for comfort, style & functionality. Fully finished ground-level flex room. Open-concept main floor features a spacious living room with an upgraded electric fireplace/TV wall, large south-facing window, and balcony with park views. Gourmet kitchen boasts 3" quartz countertops, upgraded cabinetry with pot/pan drawers, canopy hood fan & high-end stainless steel appliances. Elegant glass railing leads upstairs to the primary suite with walk-in closet & 3-pc ensuite, plus 2 additional bedrooms, full bath & laundry. Double attached garage. Extras include California knockdown ceilings & CAT6 wiring. Prime location—walk to George P. Nicholson School, ponds, ravine trails; close to YMCA, shopping, restaurants & transit. One of the best units in the complex—You will not be disappointed!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452905  |
| Price     | \$425,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,438             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 18 11373 12 Avenue |
| Area        | Edmonton           |
| Subdivision | Twin Brooks        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5V2            |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking Spaces | 2                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | None, No Basement                                                                                                           |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 16           |
| Condo Fee      | \$234             |

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Listing information last updated on August 17th, 2025 at 8:02pm MDT