

\$699,900 - 11707 13 Avenue, Edmonton

MLS® #E4439320

\$699,900

7 Bedroom, 3.50 Bathroom, 2,459 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this stunning 2,500ft² cul-de-sac home in the desirable community of Twin Brooks, offering a perfect blend of style, comfort, and functionality. Thoughtfully updated throughout, this residence features AC, newer roof, a heated double garage, and a brand new spa-inspired ensuite bathroom w/ heated flooring that turns everyday routines into a retreat. The main floor boasts a bright home office, a cozy living room with a fireplace, and a bright spacious kitchen outfitted with warm wood cabinetry, 2 sky lights, stainless steel appliances. Upstairs, you'll find four generous bedrooms (one can be used as a bonus/flex room). The finished basement includes a wet bar, a second fireplace, and 2 extra bedrooms and a bathroom for relaxing or hosting guests. Step outside to your professionally landscaped backyard oasis featuring a secluded deck with gas line hookup, stamped concrete patio and lush greenery. Welcome to Twin Brooks, welcome home.

Built in 1999

Essential Information

MLS® # E4439320

Price \$699,900

Bedrooms 7



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,459
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11707 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7G1

Amenities

Amenities	Air Conditioner, No Smoking Home, Patio, Vinyl Windows, Wet Bar
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Creek, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	Zone 16

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