

\$625,000 - 11570 13 Avenue, Edmonton

MLS® #E4458069

\$625,000

4 Bedroom, 3.50 Bathroom, 2,080 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks, where this beautifully maintained 2-storey has been cherished and carefully updated. Step into the foyer with soaring ceilings, a bright living room, formal dining area, and elegant staircase. The main floor also features a home office, cozy family room with gas fireplace, functional kitchen overlooking the backyard, and garden doors to a deck and gardenerâ€™s dream. Upstairs youâ€™ll find three bedrooms, including a spacious primary with spotless four-piece ensuite, plus another full bath. The finished basement offers a fourth bedroom, three-piece bath, large recreation room with electric fireplace and ping-pong table, plus ample storage. Upgrades include windows, shingles, and A/C to name a few. Twin Brooks is one of Edmontonâ€™s most sought-after communities with schools, shopping, parks, trails, and excellent transportation access. Pride of ownership and years of family care shine throughoutâ€”this could be your new home!

Built in 1996

Essential Information

MLS® # E4458069

Price \$625,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,080
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11570 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B3

Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	September 17th, 2025
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 1:32pm MDT