

# **\$1,275,000 - 11503 13 Avenue, Edmonton**

MLS® #E4431911

**\$1,275,000**

5 Bedroom, 3.50 Bathroom, 2,934 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

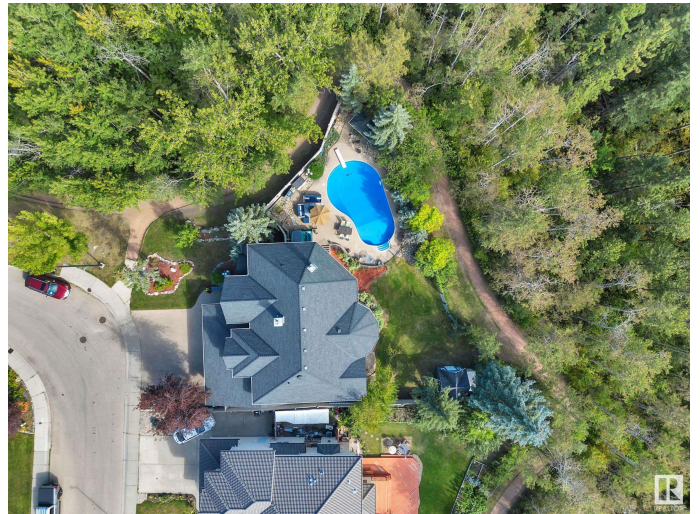
**EXTRAORDINARY!** Welcome to the TWIN BROOKS and experience LUXURY LIVING in your new ESTATE DREAM HOME!

Unbelievable RAVINE views from south backing PIE lot (924m2). Showcases vaulted ceilings, open concept floor plan, gorgeous main floor office w/custom murphy bed & dble doors to yard, triple HEATED garage w/shop, MASSIVE windows w/stunning views, speakers throughout, upper-level laundry room, sprinkler system, OUTDOOR POOL & walnut hardwood floors. Recent updates include new carpet & furnace. Ownersâ€™ suite will leave you speechless with bay window views, WIC with jack & Jill ensuite access & 2-way gas F/P. Kitchen is a chefâ€™s dream complimented by granite countertops, center island, abundance of cabinetry w/pull-outs, ULTRA LUXURIOUS SS APPLIANCES featuring 42" refrigerator, 6 burner gas stove & built-in Miele Espresso maker. Fully finished basement offers 2 addâ€™l bedrooms, bathroom & rec room. This home is RARE FIND & OPPORTUNITY OF A LIFETIME to live in Edmontons most exclusive neighbourhood!

Built in 1995

## **Essential Information**

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Price	\$1,275,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,934
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11503 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Hot Tub, Patio, Pool-Outdoor, Smart/Program. Thermostat, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling
Parking	Heated, Insulated, Shop, Triple Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Hood Fan, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Pool Equipment, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, See Remarks
Stories	3
Has Basement	Yes

Basement	Full, Finished
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## Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby
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Roof	Asphalt Shingles
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Construction	Wood, Stucco
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Foundation	Concrete Perimeter
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## School Information

Elementary	GEORGE P. NICHOLSON K-6
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Middle	D.S. MACKENZIE SCHOOL 7-9
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High	HARRY AINLAY SCHOOL 10-12
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## Additional Information

Date Listed	April 21st, 2025
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Days on Market	11
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Zoning	Zone 16
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Listing information last updated on May 1st, 2025 at 10:47pm MDT