

## **\$625,000 - 11254 10a Avenue, Edmonton**

MLS® #E4459412

**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,052 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Your family will LOVE the 2925 sqft of livable space in this 2-storey home with finished basement, nestled in a quiet Twin Brooks cul-de-sac. Amazing location with Twin Brooks Park & George P. Nicholson School just a stroll away. Recent updates include deck, shingles, windows, HWT & furnace. Features 4 upper-level bedrooms with WIC & jetted soaker tub in private 4 pc bath in owners suite. Grand entrance has vaulted ceilings that welcomes you to main level. Formal living/dining room with outstanding picture window & wainscotting adds a touch of class. Spacious kitchen & raised peninsula bar overlooks breakfast nook with amazing backyard views. Family room has wood fireplace & hardwood floors. Laundry room & powder room complete main level. Finished basement provides ample space to entertain with bar, theatre room, large rec room, 2pc bath & storage. Lush gardens, deck & patio in fully fenced yard. This property is located in highly desired neighbourhood & perfect to raise your growing family. MUST SEE!

Built in 1990

### **Essential Information**

MLS® # E4459412

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,052                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11254 10a Avenue |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 6S3          |

### Amenities

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                              |
| Parking        | Double Garage Attached, Front Drive Access                                                                                                     |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Insert, Mantel, Tile Surround                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

**Exterior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| 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 25th, 2025 |
| Days on Market | 19                   |
| 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 October 14th, 2025 at 9:47am MDT