

\$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	6
Zoning	Zone 16
Condo Fee	\$234

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 August 20th, 2025 at 2:17pm MDT