

## \$544,300 - 11315 8 Avenue, Edmonton

MLS® #E4429985

**\$544,300**

3 Bedroom, 2.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This beautifully updated 3-bedroom, 2.5-bath home is tucked away in the quiet, sought-after community of Twin Brooks. The main floor features new tile flooring, crown molding, a bright open kitchen and living area with a cozy wood-burning fireplace, plus a vaulted family room that adds extra charm and space. You'll also find a refreshed bathroom and a convenient main floor office—great for working from home. Step outside to a private, low-maintenance yard with mature trees, two-level decks, and no rear neighbours—just peaceful greenbelt views. With a BBQ gas hookup, skylight, and thoughtful upgrades throughout, this one-owner home is perfect for anyone looking for comfort, privacy, and nature right outside their door. Twin Brooks is known for its ravine trails, scenic surroundings, and friendly community vibe. Come see why this hidden gem is one of Edmonton's best places to call home!

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429985  |
| Price      | \$544,300 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,931                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11315 8 Avenue |
| Area        | Edmonton       |
| Subdivision | Twin Brooks    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6J 6W5        |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Deck, Fire Pit, Hot Water Natural Gas, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                |

### Exterior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                   |

Foundation                Concrete Perimeter

**School Information**

Elementary                George P. Nicholson

**Additional Information**

Date Listed                April 10th, 2025

Days on Market        135

Zoning                    Zone 16

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Listing information last updated on August 23rd, 2025 at 10:17am MDT