

\$649,900 - 11547 13 Avenue, Edmonton

MLS® #E4444550

\$649,900

3 Bedroom, 2.50 Bathroom, 1,667 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This beautifully maintained 1,667 sq ft bungalow on a meticulously landscaped corner lot in desirable Twin Brooks! This air-conditioned home offers a functional layout with a bright front living room—ideal for a formal dining area or sitting room. The main floor features 1 spacious bedroom plus a den perfect for a home office, a full en-suite with a gorgeous tiled double shower, and convenient upstairs laundry and half bath. The renovated kitchen includes stainless steel appliances, huge island with quartz countertops, ample cabinetry, and flows into a bright living space with large windows and a stunning 3-sided natural gas fireplace. The fully finished basement boasts a huge rec room with natural gas fireplace, 2 additional bedrooms, a full 4 piece bathroom and plenty of storage. Located on a quiet street with quick access to parks, schools, walking trails, amenities, and major roadways. Pride of ownership is evident throughout!

Built in 1995

Essential Information

MLS® #	E4444550
Price	\$649,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11547 13 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7A8

Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	17
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 July 13th, 2025 at 3:17am MDT