

## \$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        134

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 August 21st, 2025 at 11:32pm MDT