# \$1,275,000 - 11503 13 Avenue, Edmonton

MLS® #E4431911

## \$1,275,000

5 Bedroom, 3.50 Bathroom, 2,934 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

EXTRAORDINARY! Welcome to the TWIN BROOKS and experience LUXURY LIVING in your new ESTATE DREAM HOME! Unbelievable RAVINE views from south backing PIE lot (924m2). Showcases vaulted ceilings, open concept floor plan, gorgeous main floor office w/custom murphy bed & dble doors to yard, triple HEATED garage w/shop, MASSIVE windows w/stunning views, speakers throughout, upper-level laundry room, sprinkler system, OUTDOOR POOL, hot tub & walnut hardwood floors. Recent updates include new carpet & furnace. Owners' suite will leave you speechless with bay window views, WIC with jack & Jill ensuite access & 2-way gas F/P. Kitchen is a chef's dream complimented by granite countertops, center island, abundance of cabinetry w/pull-outs, ULTRA LUXURIOUS SS APPLIANCES featuring 42" refrigerator, 6 burner gas stove & built-in Miele Espresso maker. Fully finished basement offers 2 add'l bedrooms, bathroom & rec room. This home is RARE FIND & OPPORTUNITY OF A LIFETIME to live in Edmontons most exclusive neighbourhood!

Built in 1995

### **Essential Information**

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Price \$1,275,000

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,934 Acres 0.00

Year Built 1995

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11503 13 Avenue

Area Edmonton

Subdivision Twin Brooks

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 7A3

## **Amenities**

Amenities Air Conditioner, Closet Organizers, Detectors Smoke, Hot Tub, Patio,

Pool-Outdoor, Smart/Program. Thermostat, Sprinkler Sys-Underground,

Television Connection, Vaulted Ceiling

Parking Heated, Insulated, Shop, Triple Garage Attached

Has Pool Yes

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Control, Garburator, Hood Fan, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Pool Equipment, Garage

Heater, Hot Tub

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Double Sided, See Remarks

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced,

Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground

Nearby, Private Setting, Ravine View, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary GEORGE P. NICHOLSON K-6

Middle D.S. MACKENZIE SCHOOL 7-9

High HARRY AINLAY SCHOOL 10-12

### **Additional Information**

Date Listed April 21st, 2025

Days on Market 1

Zoning Zone 16

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