

## \$369,900 - 31 11717 9b Avenue, Edmonton

MLS® #E4446032

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Beautifully maintained executive townhouse in the gated community of Village Green, Twin Brooks. This 3 bed, 2.5 bath home features hardwood and tile flooring, granite countertops throughout, a cozy fireplace, and a spacious kitchen with access to a private balcony. Upstairs includes a large primary suite with ensuite, two bedrooms, and full bath. The basement offers laundry, storage, and a flex room—perfect for a rec space or 4th bedroom. Enjoy a quiet backyard with no neighbours behind, backing onto green space with a shared putting green for residents. Located in a secure, low-maintenance complex, steps from ravine trails, and minutes to South Edmonton Common, the YMCA, LRT, and Jagare Ridge Golf Club. Top schools nearby include George P. Nicholson, D.S MacKenzie and Harry Ainlay. Quick access to Anthony Henday and Whitemud makes commuting easy. A rare opportunity in a highly desirable SW location!

Built in 1998

### Essential Information

MLS® # E4446032

Price \$369,900

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31 11717 9b Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B7

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Gated Community, Golf Nearby, No Through Road,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	George P. Nicholson
Middle	D.S MacKenzie
High	Harry Ainlay High School

### Additional Information

Date Listed	July 4th, 2025
Days on Market	15
Zoning	Zone 16
Condo Fee	\$417

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