

## **\$304,900 - 121 11115 9 Avenue, Edmonton**

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MLS® #E4445065

**\$304,900**

3 Bedroom, 2.50 Bathroom, 1,449 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Executive Townhouse in Desirable Twin Brooks! Welcome to Ravenwood Court, a beautifully maintained executive 2-storey townhouse in south Edmontonâ€™s sought-after community of Twin Brooks. Offering over 1,400 sq ft of living space, this home features 3 spacious bedrooms and 2.5 baths. The bright and functional kitchen includes charming garden windows and opens onto a large private deckâ€”perfect for relaxing or entertainingâ€”with steps leading to a peaceful open field. The main level also showcases a cozy gas fireplace, a formal dining area, and an abundance of natural light throughout. Upstairs, enjoy the convenience of upper-level laundry and a generous primary bedroom complete with a 4-piece ensuite and walk-in closet. The double attached garage provides ample storage, and the low-maintenance lifestyle means no lawn care or snow shoveling required! Located in a quiet, well-managed complex with no age restrictions, and offering easy access to the Anthony Henday, Calgary Trail, the airport, and all amenities.



Built in 1995

### **Essential Information**

MLS® # E4445065

Price \$304,900

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,449             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 121 11115 9 Avenue |
| Area        | Edmonton           |
| Subdivision | Twin Brooks        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 6Z1            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 16         |
| Condo Fee      | \$413           |

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Listing information last updated on August 27th, 2025 at 6:17pm MDT