

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

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 Edmonton'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 deck—perfect for relaxing or entertaining—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 | 41              |
| Zoning         | Zone 16         |
| Condo Fee      | \$413           |

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 9th, 2025 at 6:33pm MDT