

## \$1,050,000 - 867 Twin Brooks Close, Edmonton

MLS® #E4431230

**\$1,050,000**

3 Bedroom, 3.50 Bathroom, 3,129 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

QUIET RAVINE LOCATION backing onto Whitemud Creek. This elegant, air conditioned 2-storey home features a bright and airy main floor with genuine hardwood floors, a formal dining room, and a spacious kitchen with granite countertops, stainless steel appliances, 2 built-in ovens, and a casual dining area. The living room's soaring windows bring nature inside. Also on the main is a master-bedroom with ensuite that includes a lovely soaker tub; this room also makes a fine office. Upstairs, you'll find a 2nd bedroom with ensuite, a large 3rd bedroom, plus a smaller flex room. Next, the spacious "bonus room" that you can use as a great social/media room, an exercise studio, or a huge new master. The backyard backs onto the ravine and offers plenty of room to entertain or chill out with nature. Step out the back gate onto the walking trail and you can explore Whitemud Creek and beyond. Easy access to the Henday and nearby Century Park with its many stores, amenities, and LRT line to the U of A and downtown.

Built in 1998

### Essential Information

MLS® #	E4431230
Price	\$1,050,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,129
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	867 Twin Brooks Close
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7G6

### Amenities

Amenities	Air Conditioner, Patio
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Oven Built-In-Two, Stove-Countertop Inductn
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Ravine View, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P. Nicholson
Middle	D. S. MacKenzie School
High	Louis St. Laurent School

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	108
Zoning	Zone 16

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