

## \$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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