

## **\$655,000 - 520 Twin Brooks Bay, Edmonton**

MLS® #E4444570

**\$655,000**

4 Bedroom, 2.50 Bathroom, 2,433 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this large FULL A/C, 4Bdrms, 3Bath, 2432Sq.Ft 2Storey, 24x22 Insulated Double Att. Garage on a 6982Sq.Ft. PIE LOT KEYHOLE CRESCENT BACKING G.P. NICH. SCHOOL YARD in the amazing community of TWIN BROOKS! Upon entry you are greeted with HARDWOOD throughout the entire home w/a 16Ft. Front entrance w/a Sunken Formal Living Room & Separate Dining Room for 8+Guests, Bright Kitchen with 7-White Appliances including a B.I. Stove Top, DOUBLE OVENS, Corner Pantry, w/a Dinette eating area for another 6+Guests, next to the Main Floor FAMILY ROOM w/a Gas Fireplace. There is also a main floor 4th Bdrm, 2pc Powder Room, A lg Storage Closet & Walk-In Closet off the garage. The Upper Floor has an OVERSIZED PRIMARY Bdrm w/a Lg Walk-In Closet & a Full 5pc ENSUITE w/a 2-Person Jacuzzi Tub, Separate Shower & Water Closet, along with 2 Bdrms, a Full 4pc Bath & an UPPER LAUNDRY ROOM! There is a newer COMPOSITE DECK in your private backyard w/a quick 5min walk to K-6 Schools, Bike Trails, The New LRT & HENDAY DRIVE!

Built in 1993

### **Essential Information**

MLS® # E4444570

Price \$655,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,433
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	520 Twin Brooks Bay
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W6

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Secured Parking, Television Connection, HRV System, 9 ft. Basement Ceiling
Parking Spaces	8
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	G.P.NICHOLSON
Middle	D.S.MACH/N.CARLSON
High	L.St.LAUR/H.AINLEY

## Additional Information

Date Listed	June 26th, 2025
Days on Market	64
Zoning	Zone 16

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