

## **\$495,000 - 1114 116 Street, Edmonton**

MLS® #E4460869

**\$495,000**

5 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Beautiful Family Home in the mature neighbourhood of Twin Brooks! Vaulted ceilings, custom design and finishes, MASSIVE PIE shaped lot in a CUL DE SAC w mature trees, fire pit, and SO MUCH SPACE! This is a CUSTOM-MODIFIED BI LEVEL 5 Beds, 3 Baths, gas fireplace. New Paint! These properties are rare in Edmonton. Walk in to BRIGHT and OPEN vibes. sunnnnshiiiiine...Glass railings, open vaulted living room, GIANT windows, light and bright kitchen w ss appliances and a plenty of cupboard space! Large primary bedroom w a 4 pc ensuite. 2 more big bedrooms up a few steps and another 4 pc bathroom. HUGE Basement, HUGE WINDOWS, plenty of light, Cozy Corner Gas Fireplace, 4th and 5th bedrooms great size, 3rd bathroom w a shower. Wide open Family room! UNREAL backyard. Room for a trampoline, firepit, maybe go build a huge shed/workshop, perennials for days! Big Beautiful mature trees, quiet location, quick henday access, schools, walking paths..10/10 family home!!

Built in 1994

### **Essential Information**

MLS® # E4460869

Price \$495,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,362                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1114 116 Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6Y3         |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Fireplaces        | Corner                                                                                         |
| Stories           | 3                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 2nd, 2025

Days on Market                4

Zoning                              Zone 16

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