

## \$915,000 - N/A, Edmonton

MLS® #E4419658

**\$915,000**

4 Bedroom, 3.50 Bathroom, 2,571 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Stunning Walkout Bungalow in Twin Brooks! This custom 2,570 sq. ft. Gannet Homes bungalow offers 5,070 sq. ft. of total living space on a 1/4 acre lot backing onto Twin Brooks Lake. Designed for luxury, it features formal living/dining rooms, a chef's kitchen, and a 4-season solarium with panoramic lake views. The family room has a wet bar and gas fireplace, while the primary suite and family room open onto a private sun deck. A 350 sq. ft. loft makes an ideal office or studio. The finished walkout basement includes 3 bedrooms, 2 full baths, a large family room, and a 500+ sq. ft. all-season bonus room with backyard and lake views. Beautifully landscaped, with a 25x22 oversized garage, extra parking pad, and easy access to Anthony Henday, future LRT & YEG Airport. Luxury, space, and nature - all in one!

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419658  |
| Price          | \$915,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,571     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1991                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | N/A         |
| Area        | Edmonton    |
| Subdivision | Twin Brooks |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6J 6T1     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Skylight, Walkout Basement, Natural Gas BBQ Hookup |
| Parking Spaces | 8  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Cedar Shakes   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed January 30th, 2025

Days on Market 78

Zoning Zone 16

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