

## \$799,900 - 547 Twin Brooks Bay Bay, Edmonton

MLS® #E4429296

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Experience lakeside living in the city! This walkout bungalow backs onto Twin Brooks Lake and a scenic pathway, with a sunny south-facing yard and two decks to enjoy the view. The main floor offers 2 bedrooms, including a large primary with walk-in closet and 4-pc ensuite with jacuzzi tub. A 3-sided fireplace adds warmth to the living room, and main floor laundry adds convenience. The walkout basement features a spacious rec room, 3rd bedroom, full bath, and plenty of storage. Recent upgrades include full Poly-B plumbing replacement (2025), new garage door and opener, deck boards, garden shed, light fixtures, fresh paint, new basement flooring, hot water tank, water softener, heated garage, and underground irrigation. Double attached garage includes electric heater. Located on a quiet street just steps from parks, walking trails, and schools, this home offers peaceful living with city convenience—perfect for families, downsizers, or anyone seeking a tranquil lifestyle in a prime location.

Built in 1993

### Essential Information

MLS® # E4429296

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,520                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 547 Twin Brooks Bay Bay |
| Area        | Edmonton                |
| Subdivision | Twin Brooks             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6J 6X3                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Patio, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Private Setting, Schools, View Lake, Waterfront Property, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 77              |
| Zoning         | Zone 16         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 21st, 2025 at 8:17pm MDT