

# **\$1,100,000 - 867 Twin Brooks Close, Edmonton**

MLS® #E4431230

**\$1,100,000**

3 Bedroom, 3.50 Bathroom, 3,129 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Rare and elegant 2-storey home BACKING ONTO WHITEMUD CREEK RAVINE. This home features a bright and airy main floor that includes a formal dining room, and a spacious kitchen with granite countertops, stainless steel appliances, 2 built-in ovens, and a casual eating area. In the living room, warm hardwood floors and soaring windows allow nature inside. Also on the main, there is a master-bedroom with ensuite that features a lovely soaker tub, or it can be an office, instead. Upstairs, you'll find another potential master-bedroom with ensuite, a large 3rd bedroom, a smaller study/nursery room, and the spacious "bonus room" with fireplace that can be your media room, exercise studio, or a huge new master! The modest backyard backs onto the ravine and offers plenty of space to entertain friends or to simply enjoy nature. Step out the back gate and a trail awaits you, taking you to Whitemud Creek and beyond. Very quick access to the Henday and nearby Century Park, with its many amenities, LRT station, and YMCA.

Built in 1998

## **Essential Information**

MLS® #	E4431230
Price	\$1,100,000



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	25
Zoning	Zone 16

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Listing information last updated on May 10th, 2025 at 10:32pm MDT