

## \$930,000 - N/A, Edmonton

MLS® #E4419658

**\$930,000**

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	\$930,000
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 64

Zoning Zone 16

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Listing information last updated on April 4th, 2025 at 7:47am MDT