

## \$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, in Twin Brooks. 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 dining area. In the living room, soaring windows allow nature to come inside, in tune with the rich hardwood floors. Still on the main, there is a master-bedroom with ensuite that features a lovely soaker tub, but this room can also work as an office or study. At the top of the stairs, you'll find an alternate master-bedroom with ensuite, and a loft space that can be your family/media room, dance studio or a huge master! Crossing the "bridge" brings you to a large 3rd bedroom, and a smaller flex room. 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 an extensive trail system awaits you, taking you to Whitemud and Blackmud creeks and beyond!

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	8
Zoning	Zone 16

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