# \$774,900 - 1332 116 Street, Edmonton

MLS® #E4431299

#### \$774,900

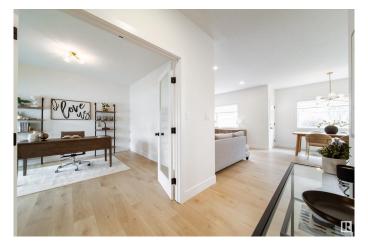
4 Bedroom, 3.50 Bathroom, 2,282 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Sensational RESTORATION in sought-after TWIN BROOKS! This professionally renovated beauty offers a total of 3,000+ sq.ft of stylish living space and a layout that balances function & flair. The heart of the home is the custom kitchenâ€"loaded with cabinets, guartz counters, seating, coffee bar & wine fridge! Cozy up in the living room with gas fireplace or get productive in the main floor office. Upstairs features a vaulted bonus room, 3 spacious bedrooms including a luxurious primary suite with walk-in closet, spa-inspired ensuite with heated floors, dual vanity, free-standing tub & walk-in shower. Upper level laundry & 5-pc main bath add convenience. Fully finished basement offers a rec room, bedroom & tons of storage. Step outside to your sunny, south-facing backyard oasisâ€"then cool off with central A/C! All this just steps from Whitemud & Blackmud Ravine trails, walking distance to schools, parks & playgrounds. This home has it allâ€"space, elegance & an unbeatable location!







Built in 1998

#### **Essential Information**

MLS® #	E4431299
Price	\$774,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	1998
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	1332 116 Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B3

## Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,		
	Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat,		
	Vaulted Ceiling, Vinyl Windows		
Parking Spaces	4		

Parking	Double Garage Attached
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## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas,
	Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

#### **School Information**

Elementary	George P. Nicholson School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 16

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Listing information last updated on April 19th, 2025 at 1:32pm MDT