

# \$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 | 6                |
| Zoning         | Zone 16          |

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Listing information last updated on April 22nd, 2025 at 4:47am MDT