

## \$839,900 - 898 Twin Brooks Close, Edmonton

MLS® #E4431057

**\$839,900**

4 Bedroom, 3.00 Bathroom, 2,098 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

LUXURY & COMFORT in Edmonton! This renovated 4-bed, 3-bath bungalow is nestled steps from the ravine & trails in QUIET Twin Brooks Close and faces the Nature Park. The circular drive & grand front entrance welcome you into a stunning interior. Vaulted ceilings, striking fireplace wall, & spacious loft with open-to-below walkway. Gourmet kitchen & dining area has granite countertops, updated appliances, expansive sunny windows & patio doors to the south-facing deck where you can unwind in the privacy of the hot tub. Mostly new basement (2024) includes 2 bedrooms, a full bath with a steam shower, a family/rec area, & huge storage room. Stay cozy from in-floor heating throughout the basement & under all tiled areas, and cool from central A/C. Oversized garage has room for all the toys. Low-maintenance landscaping has flagstone, year-round greenery & perennials. Combining luxury, comfort & location, this executive home is a rare gem!

Built in 1998

### Essential Information

MLS® # E4431057

Price \$839,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,098
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	898 Twin Brooks Close
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7G4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Tub, No Smoking Home, See Remarks
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	George P. Nicholson
Middle	D. S. Mackenzie
High	Harry Ainlay

### Additional Information

Date Listed	April 16th, 2025
Days on Market	13
Zoning	Zone 16

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