

## \$699,500 - 520 Twin Brooks Bay, Edmonton

MLS® #E4444570

**\$699,500**

4 Bedroom, 2.50 Bathroom, 2,433 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this large FULL A/C, 4Bdrms, 3Bath, 2432Sq.Ft 2Storey, 24x22 Insulated Double Att. Garage on a 6982Sq.Ft. PIE LOT KEYHOLE CRESCENT BACKING G.P. NICH. SCHOOL YARD in the amazing community of TWIN BROOKS! Upon entry you are greeted with HARDWOOD throughout the entire home w/a 16Ft. Front entrance w/a Sunken Formal Living Room & Separate Dining Room for 8+Guests, Bright Kitchen with 7-White Appliances including a B.I. Stove Top, DOUBLE OVENS, Corner Pantry, w/a Dinette eating area for another 6+Guests, next to the Main Floor FAMILY ROOM w/a Gas Fireplace. There is also a main floor 4th Bdrm, 2pc Powder Room, A lg Storage Closet & Walk-In Closet off the garage. The Upper Floor has an OVERSIZED PRIMARY Bdrm w/a Lg Walk-In Closet & a Full 5pc ENSUITE w/a 2-Person Jacuzzi Tub, Separate Shower & Water Closet, along with 2 Bdrms, a Full 4pc Bath & an UPPER LAUNDRY ROOM! There is a newer COMPOSITE DECK in your private backyard w/a quick 5min walk to K-6 Schools, Bike Trails, The New LRT & HENDAY DRIVE!

Built in 1993

### Essential Information

MLS® # E4444570

Price \$699,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,433                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 520 Twin Brooks Bay |
| Area        | Edmonton            |
| Subdivision | Twin Brooks         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6W6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Secured Parking, Television Connection, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 8  |
| Parking        | Double Garage Attached, Front Drive Access, Insulated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 2   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                    |
|------------|--------------------|
| Elementary | G.P.NICHOLSON      |
| Middle     | D.S.MACH/N.CARLSON |
| High       | L.St.LAUR/H.AINLEY |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 16         |

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Listing information last updated on July 12th, 2025 at 4:47am MDT