

## \$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 | 18               |
| Zoning         | Zone 16          |

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Listing information last updated on May 4th, 2025 at 8:17am MDT