

## \$850,000 - 439 Twin Brooks Crescent, Edmonton

MLS® #E4424866

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,755 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome Home to this Custom built 2750 SQFT 2 story home in the prestigious Twin Brooks community! Features include a main floor bedroom with a full bath, upstairs loft, upstairs laundry, fireplace in living room and master, fully finished basement with home theatre and additional bedroom, huge south facing backyard with trees, many natural rocks, mini golf, water fountain and sunroom. Upgrades include newer roof(2013), maple hardwood floor on main level, granite counter top all through, BUILT-IN HIGH-END Thermador and Miele appliances even COFFEE MAKER, steam shower and jacuzzi en-suite, newer AC, Solar panels (10.5 KW), remote controlled blinds...Great location, short walking distance to the top rated school, close to ice rink, walking trails , parks and public transportation, quick access to LRT and highways. Shows great and move in ready!

Built in 1993

### Essential Information

MLS® #	E4424866
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,755



Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	439 Twin Brooks Crescent
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Sunroom, Vinyl Windows, Solar Equipment
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 9th, 2025

Days on Market                53

Zoning                            Zone 16

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