

## **\$649,000 - 1207 117 Street, Edmonton**

MLS® #E4442589

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

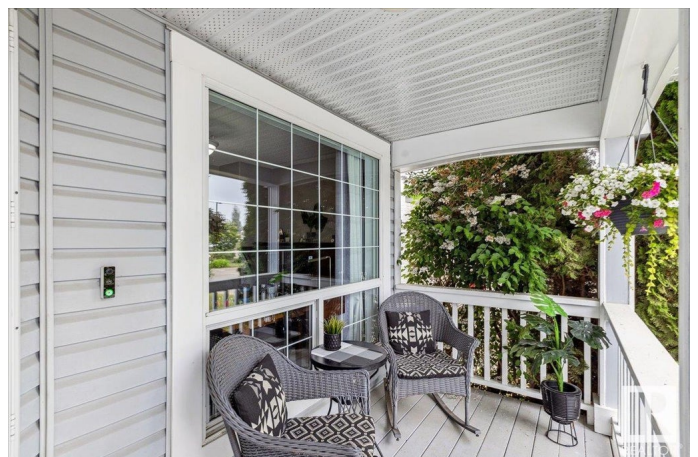
Twin Brooks, Edmonton, AB

Stunning 2,077 sq ft 2 storey in highly desirable Twin Brooks. As you enter the home you are greeted by an abundance of natural light and NEWLY REFINISHED HARDWOOD FLOORING. A fabulous chefs kitchen with updated cabinets, newer SS appliances, Island, corner sink with windows and pantry. Open main floor with a 3 way fireplace from the kitchen, dining area and family room. Upstairs you will find a spacious bonus room, large primary bedroom with 5 piece ensuite, 2 additional bedrooms and a 4 piece bathroom. in the finished basement enjoy the family room, 4th bedroom, bathroom and large storage room. Enjoy the tranquillity as you soak in your HOT TUB looking over the PRIVATE, beautifully landscaped yard with large mature trees including a MacIntosh apple tree, Saskatoon bush and large deck with privacy screen. AMAZING LOCATION CLOSE TO SCHOOLS, THE ANTHONY HENDAY, YEG and so much more. Welcome home!

Built in 1998

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4442589  |
| Price     | \$649,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1207 117 Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7E5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Front Porch, Hot Tub, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools |

|              |                             |
|--------------|-----------------------------|
| Roof         | Vinyl Shingles              |
| Construction | Wood, Asphalt, Stone, Vinyl |
| Foundation   | Concrete Perimeter          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 16         |

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Listing information last updated on June 25th, 2025 at 2:47am MDT