

\$859,000 - 1334 119b Street, Edmonton

MLS® #E4445811

\$859,000

3 Bedroom, 3.50 Bathroom, 2,519 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Backing onto the Whitemud Creek Ravine & Mactaggart Sanctuary, this custom-built 2,540 sq ft bungalow in prestigious Brook Hollow offers spectacular SW panoramic views in a private crescent setting. The bright, open floor plan features a large foyer, dramatic staircase to a 600 sq ft loft (with fireplace, 2-pc bath, & private balcony), and oversized windows throughout. Main floor highlights include a formal dining room, den, spacious living room with gas fireplace, granite island kitchen, 2nd bedroom, and a luxurious primary suite with spa-like ensuite. The finished basement offers a 3rd bedroom, full bath & sitting room. Enjoy outdoor living on the large deck with a fully landscaped yardâ€™maintenance-free with HOA covering lawn & snow care. Rare opportunity to live in a serene, natural setting with city amenities minutes away. Itâ€™s all hereâ€™location, luxury, and lifestyle!



Built in 2000

Essential Information

MLS® #	E4445811
Price	\$859,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	2,519
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	1334 119b Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H5

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, No Back Lane, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	See Remarks
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	13
Zoning	Zone 16
HOA Fees	150
HOA Fees Freq.	Monthly

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