

Courtesy Of Andrew Jensen Of Local Real Estate

## \$569,000 - 829 116a Street, Edmonton

MLS® #E4449042

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,623 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks—where nature and comfort meet! This custom 4-bed, 3.5-bath home offers over 2,400 sq ft of finished living space across three levels, including a bright, well-designed basement. Vaulted ceilings, crown moulding, huge windows, and heated bathroom floors (yes, please!) make it feel warm and inviting throughout. Outside, enjoy a fully landscaped yard with fruit trees, a freshly painted deck, and a gas line ready for BBQ season. Just steps to ravine trails, a bird sanctuary, and top-rated George P. Nicholson School—this location is a total win. With a newer roof, updated garage door, and smart upgrades throughout, this home is ready to impress.

Built in 1995

### Essential Information

MLS® #	E4449042
Price	\$569,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,623
Acres	0.00
Year Built	1995



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	829 116a Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z8

### Amenities

Amenities	Deck, Fire Pit, Hot Water Natural Gas, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary                George P. Nicholson School

**Additional Information**

Date Listed                July 22nd, 2025

Days on Market        5

Zoning                    Zone 16

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