

## \$399,900 - 822 116a Street, Edmonton

MLS® #E4450878

**\$399,900**

4 Bedroom, 3.50 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

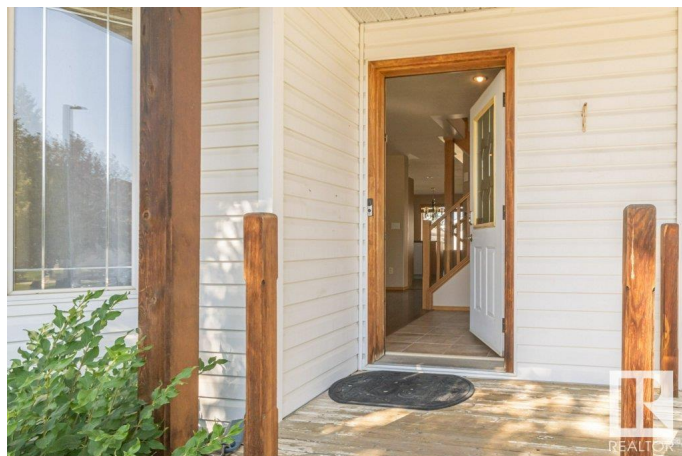
Twin Brooks, Edmonton, AB

Great property with loads of potential. Over 1600 sqft with a great floor plan. 4 bedrooms, 3 upstairs and 1 bedroom in the basement. There are 4 bathrooms in total with a 3 piece ensuite, 3 piece main bathroom, 2 piece on the main floor and a huge 4 piece bathroom in the basement. Large country kitchen open to the spacious dinning room area. The basement has in floor heating. Garage has in floor heating plumbed. The home needs some ceiling drywall repair and finishing where there were some plumbing repairs. Don't miss this great opportunity as the home is priced to move.

Built in 1996

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450878               |
| Price          | \$399,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,608                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 822 116a Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6Z8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                              |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 16          |

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