

Courtesy Of Mina D Gayed and Dante Bulfone Of Mozaic Realty Group

## \$774,900 - 1332 116 Street, Edmonton

MLS® #E4431299

**\$774,900**

4 Bedroom, 3.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Sensational RESTORATION in sought-after TWIN BROOKS! This professionally renovated beauty offers a total of 3,000+ sq.ft of stylish living space and a layout that balances function & flair. The heart of the home is the custom kitchen—loaded with cabinets, quartz counters, seating, coffee bar & wine fridge! Cozy up in the living room with gas fireplace or get productive in the main floor office. Upstairs features a vaulted bonus room, 3 spacious bedrooms including a luxurious primary suite with walk-in closet, spa-inspired ensuite with heated floors, dual vanity, free-standing tub & walk-in shower. Upper level laundry & 5-pc main bath add convenience. Fully finished basement offers a rec room, bedroom & tons of storage. Step outside to your sunny, south-facing backyard oasis—then cool off with central A/C! All this just steps from Whitemud & Blackmud Ravine trails, walking distance to schools, parks & playgrounds. This home has it all—space, elegance & an unbeatable location!

Built in 1998

### Essential Information

MLS® # E4431299

Price \$774,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1332 116 Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7B3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	George P. Nicholson School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	4
Zoning	Zone 16

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Listing information last updated on April 21st, 2025 at 8:02pm MDT