

Courtesy Of Barry D Candelora Of MaxWell Polaris

\$699,500 - 520 Twin Brooks Bay, Edmonton

MLS® #E4444570

\$699,500

4 Bedroom, 2.50 Bathroom, 2,433 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

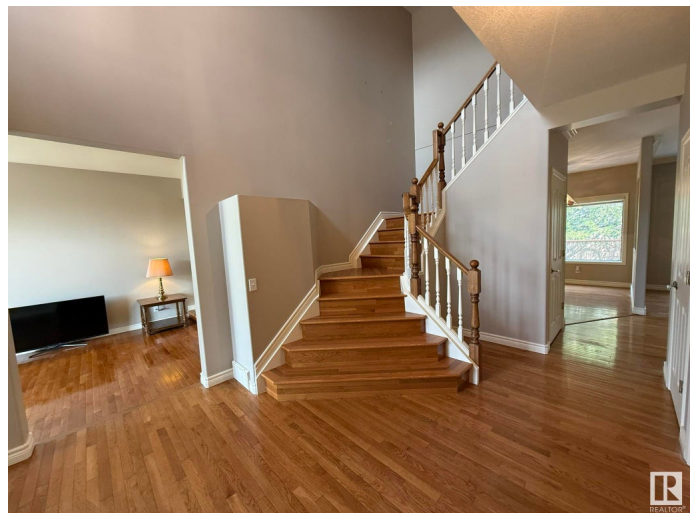
Welcome to this large FULL A/C, 4Bdrms, 3Bath, 2432Sq.Ft 2Storey, 24x22 Insulated Double Att. Garage on a 6982Sq.Ft. PIE LOT KEYHOLE CRESCENT BACKING G.P. NICH. SCHOOL YARD in the amazing community of TWIN BROOKS! Upon entry you are greeted with HARDWOOD throughout the entire home w/a 16Ft. Front entrance w/a Sunken Formal Living Room & Separate Dining Room for 8+Guests, Bright Kitchen with 7-White Appliances including a B.I. Stove Top, DOUBLE OVENS, Corner Pantry, w/a Dinette eating area for another 6+Guests, next to the Main Floor FAMILY ROOM w/a Gas Fireplace. There is also a main floor 4th Bdrm, 2pc Powder Room, A lg Storage Closet & Walk-In Closet off the garage. The Upper Floor has an OVERSIZED PRIMARY Bdrm w/a Lg Walk-In Closet & a Full 5pc ENSUITE w/a 2-Person Jacuzzi Tub, Separate Shower & Water Closet, along with 2 Bdrms, a Full 4pc Bath & an UPPER LAUNDRY ROOM! There is a newer COMPOSITE DECK in your private backyard w/a quick 5min walk to K-6 Schools, Bike Trails, The New LRT & HENDAY DRIVE!

Built in 1993

Essential Information

MLS® # E4444570

Price \$699,500



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,433
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	520 Twin Brooks Bay
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W6

Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Secured Parking, Television Connection, HRV System, 9 ft. Basement Ceiling
Parking Spaces	8
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	G.P.NICHOLSON
Middle	D.S.MACH/N.CARLSON
High	L.St.LAUR/H.AINLEY

Additional Information

Date Listed	June 26th, 2025
Days on Market	2
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 28th, 2025 at 4:32am MDT