

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        14

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 August 5th, 2025 at 1:32pm MDT