



**Edmonton**      **16 Twin Brooks**      **LP: \$649,900**  
**512 TWIN BROOKS BA NW**      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4221370
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	4
<b>Year Built:</b>	1993	<b>Bdrms Total:</b>	4
<b>Full Baths:</b>	3	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	2,620.07	<b>Tot A.G. SqM:</b>	243.41

This beautiful 2,620sqft home backs directly onto Twin Brooks Park! Located on a cul-de-sac, just a block from both a lake and Blackmud Creek ravine, with George Nicholson School just a short walk away out the back gate. Step into a home full of upgrades, including recently replaced windows, doors, furnace and on-demand hot water. The main floor features engineered walnut hardwood throughout, plus a stunning kitchen with granite, high-end appliances and a large peninsula. The smart layout offers an eating space off the kitchen, a formal dining room, a sitting room and an enormous living room with a fireplace. A laundry room and 2pc bath complete the main floor. Upstairs you'll find a bonus room and 4 bedrooms, including a spacious master with a walk-in closet and a brand new ensuite with a soaker tub, walk-in shower and in-floor heating. The basement offers a giant family room, bathroom and storage. The private yard includes a large deck and mature trees. This stunning home is a genuine oasis in the city.

**Directions:**

**Virtual Tour:** <https://vimeo.com/481305864>      **Brochure:** <http://www.512-TwinBrooksBay.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	1	0	1	0	<b>Main:</b>	129.96	1,398.89
<b>Ensuite Baths:</b>		0	0	0	1	0	<b>Uppr:</b>	113.45	1,221.18
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y		<b>Fireplace Type:</b> Brick Facing			<b>Fireplace Fuel:</b> Wood		<b>Lowr:</b>	
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>					<b>Prk Encl/Ttl:</b> 2 / 4		<b>Total A.G.:</b>	243.41	2,620.07

<b>Living Room:</b>	6.67x5.10	M	<b>Primary Bedroom:</b>	5.07x3.67	U	<b>Mud Room</b>	2.92x2.85	M
<b>Dining Room:</b>	4.35x3.24	M	<b>Bedroom 2:</b>	3.78x3.02	U	<b>Utility Room</b>	4.78x3.52	B
<b>Kitchen:</b>	4.35x3.39	M	<b>Bedroom 3:</b>	3.45x3.43	U			
<b>Family Room:</b>	11.52x4.23	B	<b>Bedroom 4:</b>	3.25x2.64	U			
<b>Den:</b>	4.26x3.63	M	<b>Breakfast Nook</b>	3.31x2.38	M			
<b>Bonus Room:</b>	3.82x2.45	U						

<b>Flooring:</b>	Carpet, Hardwood	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco	<b>Features:</b>	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
<b>Site Influences:</b>	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

**Goods Included:** Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks

**Restrictions:** None Known

**Goods Excluded:** Curtains

**Warranty:**

**Elem School:** George P. Nicholson School      **Jr. High School:** D.S. MacKenzie School      **Sr High School:** Harry Ainlay School

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>	527.38	<b>Lot Shape:</b>	Rectangular	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	RF1
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	West
<b>Taxes:</b>	\$5,185.08 2020	<b>Local Improve:</b>			