



Edmonton **16 Twin Brooks** **LP: \$499,900**
1122 116 ST NW **SP:** M
ACTIVE

List ID #: E4325917 **Type:** Detached Single Family
DOM: 1 **Style:** 2 Storey
Rms Abv Gd: 8 **Year Blt:** 1994
Bedrms: **Above:** 4 **Ttl:** 6 **Basement:** Full
Baths: 3 / 1 **Bsmt Dev:** Fully Finished
Total Flr (SF): 2,029.01 **Total Flr (M):** 188.50

Great family home in Twin Brooks close to schools and the lake! New vinyl plank flooring throughout! Finished on all 3 levels and offering a total of six bedrooms, 3 full baths and a half bath on the main! Fabulous floor plan with high ceilings in the living room/dining room. Lovely open staircase to the second level where you'll find 3 bedrooms including a large primary bedroom with walk-in closet and an ensuite with separate soaker tub and shower stall. One of the second bedrooms also has recessed lighting - perfect for a baby's room. The fireplace in the family room is wood-burning with a convenient log lighter! Nice pie lot, low maintenance Dura-deck off the dining nook, many shrubs and perennials, plus RV parking off to the side with a large gate. Lovely south side neighbourhood close to the Anthony Henday and the International airport!

Directions:

Virtual Tour: URL-Virtual Tour **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15	negotiable	Level	Mtr2	SqFt
Full Baths:	2	3	4	4			Occupancy:	Vacant		Main:		
Ensuite							Garage Dim:			Upper:		
Addl Rms:	0	Finished Lvl:			3		Elem Schl:			Lowr:		
Fpl:		Fpl Fuel:					Jr High Schl:			BIGd:		
Fpl Type:							High Schl:			Total A.G.	188.50	2,029.01
Parking:	Double Garage Attached											

Living Rm:	5.93x4.43	M	Primary Bdrm:	4.35x4.02	U	Recreation Room	9.69x6.78	B
Dining Rm:	5.51x4.36	M	Bedrm 2:	3.67x2.77	U	Storage Room	4.31x3.99	B
Kitchen:	3.96x2.57	M	Bedrm 3:	4.35x2.94	U			
Family Rm:	5.93x4.43	M	Bedrm 4:	2.90x2.80	M			
Den:			Bedroom	4.57x3.19	B			
Bonus Rm			Bedroom	4.20x3.39	B			

Flooring: Carpet, Hardwood, Vinyl Plank **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: **Heat Fuel:**
Exterior: Brick, Vinyl **Remodel:**
Site Infl: Airport Nearby, Fenced, Flat Site, Public Transportation, Schools **Amen/Features:** Detectors Smoke, Laundry-In-Suite, No Smoking Home

Goods Incl: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: North **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	Pie Shaped
Depth (M):		Zoning:	
Conform:	/Yr:	Front Expos:	North
Taxes: \$4,262.38	Tax Yr: 2021	Local Improv:	/Yr: