

## **\$649,000 - 1207 117 Street, Edmonton**

MLS® #E4442589

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

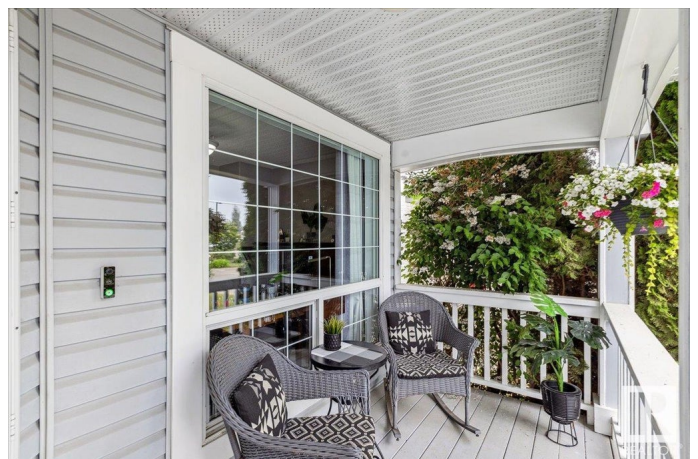
Twin Brooks, Edmonton, AB

Stunning 2,077 sq ft 2 storey in highly desirable Twin Brooks. As you enter the home you are greeted by an abundance of natural light and NEWLY REFINISHED HARDWOOD FLOORING. A fabulous chefs kitchen with updated cabinets, newer SS appliances, Island, corner sink with windows and pantry. Open main floor with a 3 way fireplace from the kitchen, dining area and family room. Upstairs you will find a spacious bonus room, large primary bedroom with 5 piece ensuite, 2 additional bedrooms and a 4 piece bathroom. in the finished basement enjoy the family room, 4th bedroom, bathroom and large storage room. Enjoy the tranquillity as you soak in your HOT TUB looking over the PRIVATE, beautifully landscaped yard with large mature trees including a MacIntosh apple tree, Saskatoon bush and large deck with privacy screen. AMAZING LOCATION CLOSE TO SCHOOLS, THE ANTHONY HENDAY, YEG and so much more. Welcome home!

Built in 1998

### **Essential Information**

MLS® #	E4442589
Price	\$649,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1207 117 Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7E5

### Amenities

Amenities	Air Conditioner, Front Porch, Hot Tub, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools

Roof	Vinyl Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on June 17th, 2025 at 4:02am MDT