

## \$774,900 - 1103 117 Street, Edmonton

MLS® #E4446249

**\$774,900**

5 Bedroom, 3.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this 2167sf executive home in the desired neighborhood of Twin Brooks! The main floor has separate family and living spaces, formal dining, office, laundry and a fabulous kitchen. The professionally renovated kitchen features exotic patagonia granite counter tops, high end stainless steel appliances, including gas cooktop! The kitchen is open to the living room which is centered by a gas fireplace and windows for an abundance of natural light. Upstairs, there are 3 bedrooms and a guest bath. The primary bedroom is spacious and the professionally renovated 5 pc ensuite is lavish. Fully finished basement has large rec space (plumbed for wet bar), 2 beds and 4 pc guest bath. New furnace/H2O tank 2021, Central AC 2022. Then, we have the outdoor space...WOW! Walk out to the 2 tier deck, overlooking the massive pie shaped, meticulously maintained yard. Functioning greenhouse, shed, fruit trees (apple, saskatoons), peonies, lilacs. You WILL fall in love with this home and outdoor space. Welcome home.

Built in 1997

### Essential Information

MLS® # E4446249

Price \$774,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,167
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1103 117 Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7C3

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Greenhouse, Hot Tub, No Animal Home, No Smoking Home, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Through Road, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Teresa
Middle	Louis St. Laurent School
High	Harry Ainlay

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	1
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 July 8th, 2025 at 12:48pm MDT