

## \$808,888 - 858 Twin Brooks Close, Edmonton

MLS® #E4451188

**\$808,888**

4 Bedroom, 2.50 Bathroom, 2,702 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to Twin Brooks! This IMMACULATELY maintained 2-storey home boasts an open concept main floor perfect for families/entertaining. Upon entry you are greeted w/a large foyer which flows into the open concept family/kitchen/eating nook. You will love the S.S appliances, cozy gas fireplace & the natural light that pours into these spaces. Main floor is complete with a formal dining room, den, powder room & mudroom/laundry w. garage access. Upstairs you'll find a huge bonus room with vaulted ceilings- perfect for movie nights. The primary bedroom is equipped w/ a spa-like ensuite & massive walk-in closet. Three add'l beds & 4pc bath complete upstairs. Basement is awaiting your finishing touches. Beautiful backyard with large deck & mature trees. 20 SOLAR PANELS on roof produces an avg of 4.5-5.25 MWh yearly! TRIPLE attached garage & HUGE OVERSIZED DRIVEWAY is perfect for extra parking. Excellent access to Anthony Henday, HWY 2 & walking distance to Whitemud Ravine & Mactaggart Sanctuary! Welcome home!

Built in 2002

### Essential Information

MLS® # E4451188

Price \$808,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,702                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 858 Twin Brooks Close |
| Area        | Edmonton              |
| Subdivision | Twin Brooks           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6J 7G6               |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Patio, Vaulted Ceiling |
| Parking   | Triple Garage Attached                                                     |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                                          |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                 |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | GEORGE P. NICHOLSON SCHOOL |
| Middle     | DS Mackenzie               |
| High       | Harry Ainlay               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 16          |

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Listing information last updated on August 27th, 2025 at 12:17pm MDT