

## \$750,000 - 1145 116 Street, Edmonton

MLS® #E4430008

### \$750,000

6 Bedroom, 3.50 Bathroom, 2,101 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

This show-stopping 2-storey home in Twin Brooks is a triple threat of location, characteristics & condition. Visit the REALTOR's website for more information. With over 2,100 sq. ft. plus a fully finished basement, it's built for families who are ready to level up their lifestyle. Set in a quiet cul-de-sac in a neighbourhood known for highly rated schools, is the house your friends will consider the benchmark. With a renovation that gives Restoration Hardware vibes & a kitchen that will inspire you to bake, this property creates gathering & entertainment spaces with layered lighting on good bones. No 90's house headaches here - the poly-b has been replaced with PEX, windows have been replaced, the furnace is new + there's tankless hot water! While everyone else is maintaining their house you'll be enjoying the sunshine in your south facing backyard on your new deck! This is well done improvements over time. This is well-loved. This is move-in ready. This is the lifestyle level up you've been looking for.

Built in 1993

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4430008  |
| Price  | \$750,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,101                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1145 116 Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6X6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | George P. Nicholson |
| Middle     | D.S. MacKenzie      |
| High       | Harry Ainlay School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 16          |

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