

## \$835,000 - 1424 115 Street, Edmonton

MLS® #E4430566

**\$835,000**

3 Bedroom, 3.50 Bathroom, 2,289 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

**\*\*Former Lottery Showhome\*\*** Large Corner Lot with South facing Backyard Fronting Blackmud Ravine. Impeccable Updates & Renovations. The right balance of timeless luxury finishes, practicality, and an unmatched location in the private corner of Edmonton's most exclusive and mature SW neighbourhood Twin Brooks. The home features just under 3,400 sq of total living space, fully finished basement, 3 Bedrooms, 3.5 baths, open to below vaulted entree way, Vaulted Dining Room with massive windows, New A/C, Hot tub Included, Pine hardwood flooring, recently renovated bathrooms, beautiful new railing to second floor, new upgraded front door, 3 sided Gas fireplace, new deck & Fence, Almost all windows have been replaced, Outstanding Kitchen with custom wood cabinets, granite countertops, gas stove, walk-thru pantry, newer garage door and Oversized double garage with Gas Heater. Walking distance to George P. Nicholson School, community centre, playground and skating rink.

Built in 1996

### Essential Information

MLS® # E4430566

Price \$835,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,289                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1424 115 Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7B8         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Skylight |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplaces        | Three Sided                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                     |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 16          |

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