

## \$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	10
Zoning	Zone 16

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