

## \$845,000 - 1424 115 Street, Edmonton

MLS® #E4430566

**\$845,000**

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 \$845,000

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	8
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 April 19th, 2025 at 3:17pm MDT