

# **\$1,039,000 - 434 Twin Brooks Crescent, Edmonton**

MLS® #E4445986

**\$1,039,000**

5 Bedroom, 3.50 Bathroom, 2,765 sqft

Single Family on 0.00 Acres

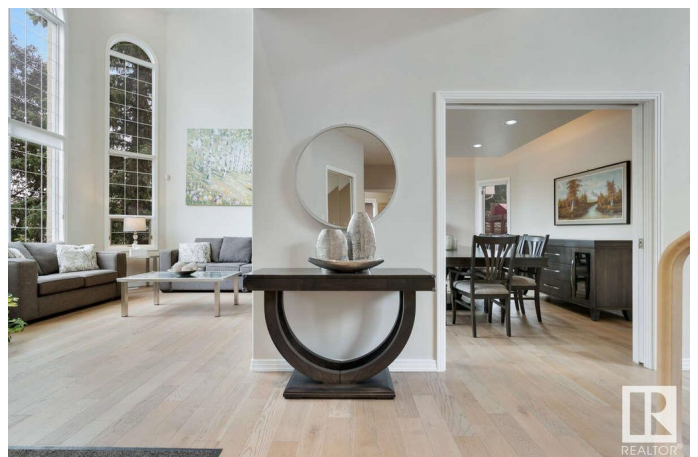
Twin Brooks, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Coveted ravine backing twin brooks gem. This elegant light filled property won't disappoint. Beautiful views backing onto Whitemud Ravine. Updated from top to bottom to include 2 new furnaces, AC, flooring (hardwood, carpet, tile), quartz countertops, full bathroom renos on main/upper floors, etc. Located in a family friendly quiet cul-de-sac, & features a formal living & dining room, views from the family room, kitchen, dinette, & main floor bedroom/den (Has a or 4th above grade bedroom perfect for home office etc). Up the grand staircase to the king sized master suite w/ renovated ensuite and walk through his/ her closets fit for the pages of a magazine. 2 Other large bedrooms, full bath w/ double sinks, & custom California closets round out the upper floor. Fully finished basement w/ fireplace, 2 additional beds + bath, & storage. Close to transit, shopping, and recreation centers. Don't miss out!

Built in 1993

## **Essential Information**

MLS® #	E4445986
Price	\$1,039,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,765
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	434 Twin Brooks Crescent
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W7

### Amenities

Amenities	Air Conditioner, Bar, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Hot Tub, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Smart/Program. Thermostat, Recreation Room/Centre, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Attached, Front/Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer - Energy Star, Water Distiller, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Through Road, Playground Nearby, Ravine View, River Valley View, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 4th, 2025
Days on Market	2
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 July 6th, 2025 at 1:17pm MDT