

## **\$639,900 - 1225 118a Street, Edmonton**

MLS® #E4434100

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,792 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

SPACIOUS, LIGHT-FILLED describe this CUSTOM-BUILT home in the sought after neighborhood of Twin Brooks! This 4-bedroom home is situated on a quiet street with great access to major roadways and public transportation. The main level has beautiful hardwood floors with an inviting living and dining room with VALUTED ceilings which is open to the 2nd floor large master bedroom. The open concept family room is open to the living, dining and kitchen area which is perfect for entertaining. This home has had many upgrades over the past few years which includes a newer kitchen with Quartz countertops and pot lights, newer shingles, vanities and tile floors. The enclosed screen deck is perfect for enjoying the outdoors in the summer. The exceptionally finished basement has a large rec room, bedroom, additional bathroom and also has a rough-in completed for a 2nd kitchen and there is also an option to finish an additional bedroom which is currently utilized as a storage room.

Built in 2000

### **Essential Information**

MLS® # E4434100

Price \$639,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,792
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1225 118a Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7E9

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 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 May 4th, 2025 at 8:02pm MDT