# \$799,900 - 547 Twin Brooks Bay Bay, Edmonton

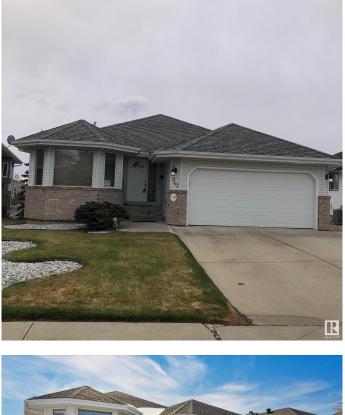
MLS® #E4429296

#### \$799,900

3 Bedroom, 3.00 Bathroom, 1,520 sqft Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Experience lakeside living in the city! This walkout bungalow backs onto Twin Brooks Lake and a scenic pathway, with a sunny south-facing yard and two decks to enjoy the view. The main floor offers 2 bedrooms, including a large primary with walk-in closet and 4-pc ensuite with jacuzzi tub. A 3-sided fireplace adds warmth to the living room, and main floor laundry adds convenience. The walkout basement features a spacious rec room, 3rd bedroom, full bath, and plenty of storage. Recent upgrades include full Poly-B plumbing replacement (2025), new garage door and opener, deck boards, garden shed, light fixtures, fresh paint, new basement flooring, hot water tank, water softener, heated garage, and underground irrigation. Double attached garage includes electric heater. Located on a quiet street just steps from parks, walking trails, and schools, this home offers peaceful living with city convenienceâ€"perfect for families, downsizers, or anyone seeking a tranquil lifestyle in a prime location.







Built in 1993

### **Essential Information**

MLS® # E4429296 Price \$799,900

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,520                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## **Community Information**

| Address     | 547 Twin Brooks Bay Bay |
|-------------|-------------------------|
| Area        | Edmonton                |
| Subdivision | Twin Brooks             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6J 6X3                 |

## Amenities

| Amenities | Off Street Parking, Deck, Patio, Sprinkler Sys-Underground, Walkout |
|-----------|---|
|           | Basement, Natural Gas BBQ Hookup                                    |
| Parking   | Double Garage Attached  |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave<br>Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water<br>Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |
| Exterior          |  |

#### Exterior

| Exterior | Wood, Brick, | Vinyl |
|----------|--------------|-------|
|----------|--------------|-------|

| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Private |
|-------------------|--|
|                   | Setting, Schools, View Lake, Waterfront Property, See Remarks  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

| Date Listed    | April 5th, 2025 |
|----------------|-----------------|
| Days on Market | 78              |
| Zoning         | Zone 16         |

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Listing information last updated on June 22nd, 2025 at 2:17pm MDT