



## Edmonton Alberta

\$569,000

Welcome to Twin Brooks--where nature and comfort meet! This custom 4-bed, 3.5-bath home offers over 2,400 sq ft of finished living space across three levels, including a bright, well-designed basement. Vaulted ceilings, crown moulding, huge windows, and heated bathroom floors (yes, please!) make it feel warm and inviting throughout. Outside, enjoy a fully landscaped yard with fruit trees, a freshly painted deck, and a gas line ready for BBQ season. Just steps to ravine trails, a bird sanctuary, and top-rated George P. Nicholson School--this location is a total win. With a newer roof, updated garage door, and smart upgrades throughout, this home is ready to impress. (id:6769)

Bedroom 4 3.3 m X 3.16 m

Living room 5.4 m X 5.03 m

Dining room 3.76 m X 3.64 m

Kitchen 4.86 m X 2.81 m

Primary Bedroom 4.25 m X 3.64 m

Bedroom 2 4.2 m X 2.79 m

Bedroom 3 3.73 m X 2.88 m

Listing Presented By:



Originally Listed by:  
Local Real Estate

<http://andrew.yegpicklocal.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)