

## \$499,000 - 806 118a Street, Edmonton

MLS® #E4437692

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,153 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Tucked away in Twin Brooks, this stylish 4-level split is your private urban escape. Set on one of the largest, most secluded south-facing yards in the area, this fully renovated home delivers standout value and lifestyle. Step into a bright and inviting main level where the living area flows into a modern kitchen featuring a gas range, concrete countertops, and sleek vinyl flooring. Upstairs offers a spacious guest bedroom and a beautiful primary retreat with a walkthrough closet and spa-inspired ensuite – complete with his-and-hers sinks and a glass shower. The lower level is perfect for relaxing, with a cozy fireplace and feature wood overmantel, an updated bathroom, and an additional bedroom. A fourth bedroom is located in the basement. Outside, unwind in your sprawling backyard oasis with mature trees, apple trees, and a fire pit. The Whitemud Creek and MacTaggart Sanctuary Trail are right out the back door, with quick access to the Henday, the upcoming LRT line, schools, and shopping. See yourself.

Built in 1995

### Essential Information

MLS® # E4437692

Price \$499,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	806 118a Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z9

### **Amenities**

Amenities	Air Conditioner, Gazebo
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	19
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 June 9th, 2025 at 7:02am MDT