

## \$768,000 - 547 Twin Brooks Bay, Edmonton

MLS® #E4446594

**\$768,000**

3 Bedroom, 3.00 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

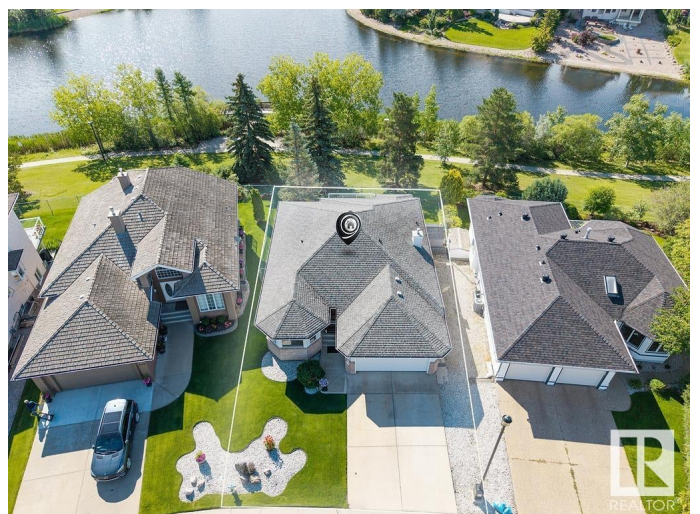
Walkout Bungalow Oasis in Twin Brooks â€“ Backing Onto Nature! WOW! Tucked away in one of Edmontonâ€™s most picturesque communities, this stunning Walkout Bungalow offers OVER 3000 sf OF BEAUTIFULLY FINISHED LIVING SPACE. Imagine relaxing on your upper or lower deck, taking in breathtaking views of trees and water, with nothing but peace, birdsong, and serenity around you. Located on a quiet cul-de-sac in prestigious Twin Brooks, youâ€™re steps from the ravine, parks, and George P. Nicholson Elementary Schoolâ€”with the Whitemud and Blackmud Creeks converging nearby, creating a one-of-a-kind community vibe. Inside, youâ€™ll find thoughtful upgrades throughout: Brand New Garage Door & Opener; New Modern Light Fixtures; New Deck Cover + Garden Shed; Hot Water Tank, Security System & Underground Sprinklers; Beam Central Vacuum System; Laundry Room with BI Ironing Bd. Open Concept, cosy Living Room with FIREPLACE AND GLORIOUS VIEWS Walk Out Basement is a dream. Huge Family room and a Guest Bedroom with Ensuite!

Built in 1993

### Essential Information

MLS® #

E4446594



|                |                        |
|----------------|------------------------|
| Price          | \$768,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,428                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

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

### Amenities

|               |                                                                                                                                                |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup |
| Parking       | 220 Volt Wiring, Double Garage Attached, Heated, Insulated, Over Sized                                                                         |
| Is Waterfront | Yes                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| Fireplaces        | Glass Door, Three Sided                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Backs Onto Lake, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby, Waterfront Property

Roof                              Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 8th, 2025

Days on Market        48

Zoning                        Zone 16

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Listing information last updated on August 25th, 2025 at 3:02am MDT