

## \$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

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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        67

Zoning                        Zone 16

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