

## \$825,000 - 547 Twin Brooks Bay Bay, Edmonton

MLS® #E4429296

**\$825,000**

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

Twin Brooks, Edmonton, AB

Discover a rare opportunity to live at the lake in the city! Nestled at the end of a quiet cul-de-sac, this walkout bungalow offers breathtaking Twin Brooks Lake views and a southeast-facing backyard for sun-soaked mornings. With two expansive decks, you can take in the peaceful surroundings from multiple vantage points. Inside, the main floor features two bedrooms, including a primary suite with a walk-in closet and a 4-piece jacuzzi ensuite. The bright living and dining area overlook the water, ready for your personal updates. The spacious living room boasts a three-sided fireplace, perfect for cozy evenings. A main floor laundry room, walk-in pantry, and additional 3-piece bath add to the convenience. The walkout basement offers a large recreation room, perfect for entertaining, along with an additional bedroom, 3-piece bath, and ample storage. The home is equipped with an underground irrigation system and a heated garage for year-round comfort.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429296  |
| Price    | \$825,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,520                  |
| 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 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 |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Water 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          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Private Setting, Schools, View Lake, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 16         |

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Listing information last updated on April 20th, 2025 at 6:32am MDT