

## \$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	10
Zoning	Zone 16

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