

## **\$525,000 - 6 920 119 Street, Edmonton**

MLS® #E4432972

**\$525,000**

2 Bedroom, 2.50 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the gated Adult Only Community of West Creek at Twin Brooks! This walk-out bungalow unit offers over 1290 sqft plus a fully finished bsmt. It's location is superb being just steps from MacTaggart Sanctuary & Whitemud Creek Ravine. Just as you step in the front door you will appreciate the hardwood flooring, vaulted ceilings, gas fireplace & abundance of windows. The kitchen has been updated with extra added cabinetry, updated cabinet fronts & beautiful granite countertops in the past 5 yrs. You will also appreciate the undercabinet lighting & 1 yr old fridge. The main floor also offers convenient laundry (w/d just over 2 yrs old), a 1/2 bath for guests, den & large primary suite (complete w/ full ensuite & plenty of closet space). The basement offers a large family room, another large bdrm, full bath plus an enormous storage room (complete with stand up freezer only 3 yrs old). Other features of this property are the double attached garage, central vac, enlarged upper deck w/ gas BBQ hook up.

Built in 2001

### **Essential Information**

MLS® # E4432972

Price \$525,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	6 920 119 Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H1

### Amenities

Amenities	Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Gated Community, Low Maintenance Landscape, No Through Road, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	89
Zoning	Zone 16
Condo Fee	\$495

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