

## \$739,900 - 1103 117 Street, Edmonton

MLS® #E4446249

**\$739,900**

5 Bedroom, 3.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this 2167sf executive home in the desired neighborhood of Twin Brooks! The main floor has separate family and living spaces, formal dining, office, laundry and a fabulous kitchen. The professionally renovated kitchen features exotic patagonia granite counter tops, high end stainless steel appliances, including gas cooktop! The kitchen is open to the living room which is centered by a gas fireplace and windows for an abundance of natural light. Upstairs, there are 3 bedrooms and a guest bath. The primary bedroom is spacious and the professionally renovated 5 pc ensuite is lavish. Fully finished basement has large rec space (plumbed for wet bar), 2 beds and 4 pc guest bath. New furnace/H2O tank 2021, Central AC 2022. Then, we have the outdoor space...WOW! Walk out to the 2 tier deck, overlooking the massive pie shaped, meticulously maintained yard. Functioning greenhouse, shed, fruit trees (apple, saskatoons), peonies, lilacs. You WILL fall in love with this home and outdoor space. Welcome home.

Built in 1997

### Essential Information

MLS® # E4446249

Price \$739,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,167                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1103 117 Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7C3         |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Gazebo, Greenhouse, Hot Tub, No Animal Home, No Smoking Home, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                             |
| Parking        | Double Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, See Remarks, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Through Road, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St. Teresa               |
| Middle     | Louis St. Laurent School |
| High       | Harry Ainlay             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 16        |

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Listing information last updated on August 1st, 2025 at 10:02pm MDT