

## \$755,000 - 403 Twin Brooks Crescent, Edmonton

MLS® #E4456674

**\$755,000**

5 Bedroom, 3.50 Bathroom, 2,839 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

**\*\*Judicial Sale-Property Sold As-Is, Where-Is\*\***Welcome to this beautiful family home,tucked away on a quiet street,in the wonderful community of Twin Brooks.The amazing design will leave you breathless.The kitchen offers rich oak cabinets,large island+breakfast nook.The family room has a cozy brick facing,wood burning fireplace.The living room boasts vaulted ceiling+adjoining formal dining room--perfect for entertaining!Completing the main floor is a den,2pc bath,large laundry area+entrance to the double garage.The second level offers a primary retreat,w/5pc ensuite+walk-in closet.There are 2 other spacious bedrooms+a 5pc bath.The basement has a rec room(w/brick fireplace),two more bedrooms,a 3pc bath+ample storage.Steps to the ravine,parks,schools+a short drive to A.Henday+the LRT.Your new HOME awaits!

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456674  |
| Price      | \$755,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,839                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 403 Twin Brooks Crescent |
| Area        | Edmonton                 |
| Subdivision | Twin Brooks              |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 6V2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vaulted Ceiling        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Brick Facing              |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                         |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | George P. Nicholson School |
| Middle     | D.S. Mackenzie School      |
| High       | Harry Ainlay School        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 38                  |
| Zoning         | Zone 16             |
| Foreclosure    | Yes                 |

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Listing information last updated on October 16th, 2025 at 8:17am MDT