

## \$799,900 - 547 Twin Brooks Bay Bay, Edmonton

MLS® #E4429296

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Experience lakeside living in the city! This walkout bungalow backs onto Twin Brooks Lake and a scenic pathway, with a sunny south-facing yard and two decks to enjoy the view. The main floor offers 2 bedrooms, including a large primary with walk-in closet and 4-pc ensuite with jacuzzi tub. A 3-sided fireplace adds warmth to the living room, and main floor laundry adds convenience. The walkout basement features a spacious rec room, 3rd bedroom, full bath, and plenty of storage. Recent upgrades include full Poly-B plumbing replacement (2025), new garage door and opener, deck boards, garden shed, light fixtures, fresh paint, new basement flooring, hot water tank, water softener, heated garage, and underground irrigation. Double attached garage includes electric heater. Located on a quiet street just steps from parks, walking trails, and schools, this home offers peaceful living with city convenience—perfect for families, downsizers, or anyone seeking a tranquil lifestyle in a prime location.

Built in 1993

### Essential Information

MLS® # E4429296

Price \$799,900



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, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Private Setting, Schools, View Lake, Waterfront Property, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	71
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 1:47pm MDT