

Courtesy Of Jaclyn N Horne Of MaxWell Progressive

## \$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	9
Zoning	Zone 16
Foreclosure	Yes

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