

## **\$549,000 - 6 920 119 Street, Edmonton**

MLS® #E4432972

**\$549,000**

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 \$549,000

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 | 53               |
| Zoning         | Zone 16          |
| Condo Fee      | \$495            |

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