

## \$859,000 - 1334 119b Street, Edmonton

MLS® #E4445811

**\$859,000**

3 Bedroom, 3.50 Bathroom, 2,519 sqft

Single Family on 0.00 Acres

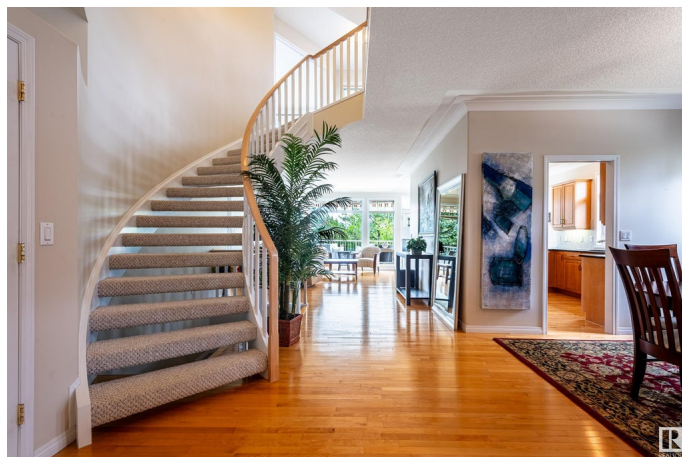
Twin Brooks, Edmonton, AB

Backing onto the Whitemud Creek Ravine & Mactaggart Sanctuary, this custom-built 2,540 sq ft bungalow in prestigious Brook Hollow offers spectacular SW panoramic views in a private crescent setting. The bright, open floor plan features a large foyer, dramatic staircase to a 600 sq ft loft (with fireplace, 2-pc bath, & private balcony), and oversized windows throughout. Main floor highlights include a formal dining room, den, spacious living room with gas fireplace, granite island kitchen, 2nd bedroom, and a luxurious primary suite with spa-like ensuite. The finished basement offers a 3rd bedroom, full bath & sitting room. Enjoy outdoor living on the large deck with a fully landscaped yard—maintenance-free with HOA covering lawn & snow care. Rare opportunity to live in a serene, natural setting with city amenities minutes away. It's all here—location, luxury, and lifestyle!

Built in 2000

### Essential Information

MLS® #	E4445811
Price	\$859,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,519
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	1334 119b Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H5

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, No Back Lane, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	See Remarks
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	12
Zoning	Zone 16
HOA Fees	150
HOA Fees Freq.	Monthly

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Listing information last updated on July 16th, 2025 at 4:32pm MDT