

Courtesy of Darrell Zapernick of MaxWell Challenge Realty

## **\$898,800 - 1330 119b Street, Edmonton**

MLS® #E4154956

**\$898,800**

3 Bedroom, 4.00 Bathroom, 2,539 sqft  
Single Family on 0 Acres

Twin Brooks, Edmonton, AB

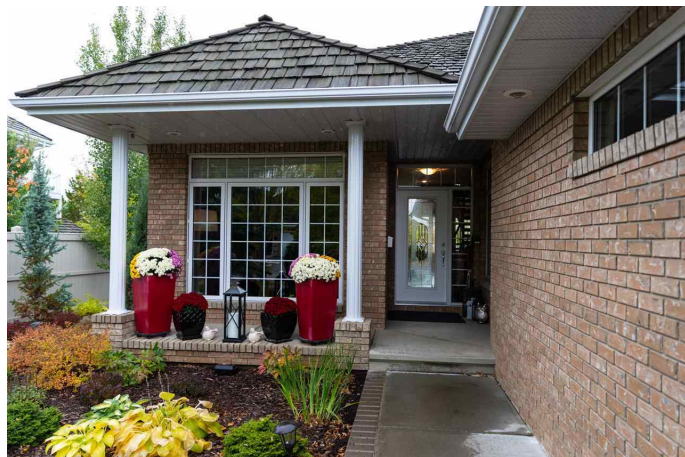
THIS MIGHT BE THE BEST BRASS III UNIT TO EVER COME ON THE MARKET! With over \$200,000 in RECENT RENOVATIONS AND OVERLOOKING THE Whitemud Creek Ravine this OUTSTANDING 3 bedroom bungalow with a loft & finished basement provides OVER 3,800 sq.ft of UPGRADED LIVING! On a quiet crescent in prestigious Brook Hollow, you will be CAPTIVATED immediately by the spacious foyer and IMPRESSIVE curved stair case. The bright, open plan with numerous windows is highlighted by the SPECTACULAR kitchen with GRANITE counter tops/backsplash, new hardwood/granite flooring, upgraded fixtures, and a dramatic staircase with custom hardwood treads to the upper/lower levels. The large main floor master bedroom provides an extensively renovated EN-SUITE THAT MUST BE SEEN! The upper level loft includes hardwood flooring, a redesigned fireplace, custom wet bar, a 2 piece bath, and a panoramic WEST view of the ravine. Recent upgrades to the landscaping, and a new steel roof complete the package. NO CONDO FEES...OUTSTANDING VALUE!

Built in 2000

### **Essential Information**

MLS® #

E4154956



|                      |               |
|----------------------|---------------|
| Price                | \$898,800     |
| Bedrooms             | 3             |
| Bedrooms Above Grade | 2             |
| Bathrooms            | 4.00          |
| Full Baths           | 3             |
| Half Baths           | 1             |
| Has Ensuite          | Y             |
| Square Footage       | 2,539         |
| Acres                | 0.15          |
| Year Built           | 2000          |
| Property Type        | Single Family |
| Building Type        | Half Duplex   |
| Style                | Bungalow      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1330 119b Street |
| Area        | Edmonton         |
| Community   | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 7H5          |

### Amenities

|                         |  |
|-------------------------|--|
| Features                | Air Conditioner, Deck, No Animal Home, No Smoking Home, Wet Bar  |
| Parking Spaces          | 4  |
| Exterior Features       | Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Parking                 | Double Garage Attached   |
| # Garage Parking Spaces | 2  |

### Interior

|                |  |
|----------------|--|
| Flooring       | Carpet, Granite, Hardwood  |
| Goods Included | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, See Remarks |
| Heating        | Forced Air-1   |

|              |                                      |
|--------------|--------------------------------------|
| Has Basement | Yes                                  |
| Basement     | Full, Fully Finished                 |
| Fireplace    | Yes                                  |
| Fireplaces   | Gas, Granite Surround, Tile Surround |
| # of Stories | 3                                    |

### **Exterior**

|              |               |
|--------------|---------------|
| Exterior     | Brick, Stucco |
| Roof         | Metal         |
| Construction | Wood Frame    |
| Foundation   | Concrete      |

### **Additional Information**

|                |             |
|----------------|-------------|
| HOA Fees       | 150.00      |
| HOA Fees Freq. | Monthly     |
| Lot Shape      | Rectangular |
| Front Exposure | East        |

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 17th, 2019 at 2:16am CDT