

## \$524,900 - 1120 118a Street, Edmonton

MLS® #E4462992

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,917 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this lovingly cared-for family home, proudly owned by the original owners and perfectly located on a quiet street in the desirable community of Twin Brooks. Just under 2000 sq ft, this bright and inviting 3-bedroom, 2.5-bath home offers a wonderful layout for family living. The open-to-above entry fills the space with natural light, leading to a cozy living room with a gas fireplace and a spacious dining area that opens to a large deck and fenced backyard backing onto a walking trail—ideal for kids and pets to play. Upstairs, you'll find three bedrooms including a primary suite with a 4-pc ensuite, a second full bath, and a generous bonus room with vaulted ceilings, a bay window, and built-in storage bench—perfect for movie nights or playtime. Additional features include main floor laundry, an attached double garage, central A/C, and updates such as a newer furnace, roof, and hot water tank. Pride of ownership shines throughout this beautiful Twin Brooks gem!

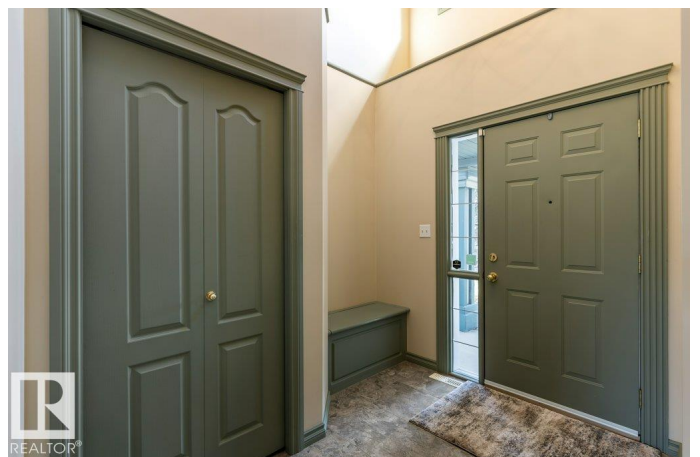
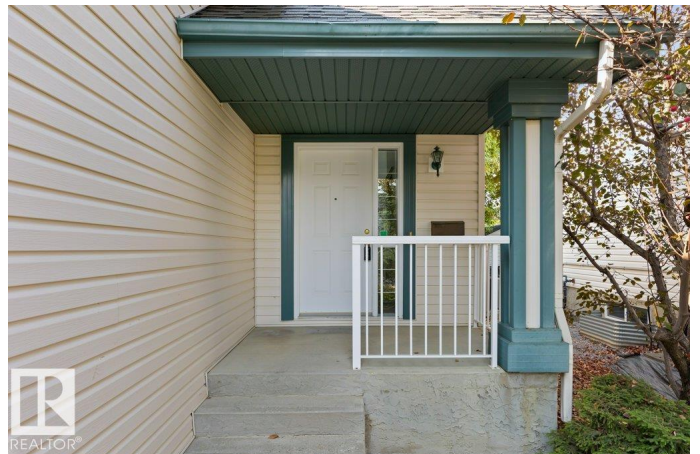
Built in 1997

### Essential Information

MLS® # E4462992

Price \$524,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,917                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1120 118a Street |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 7C4          |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Mantel, Tile Surround                                                                                        |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 16            |

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Listing information last updated on October 24th, 2025 at 12:47am MDT