

Courtesy Of Erin Holowach Of ComFree

## **\$618,000 - 18 920 119 Street, Edmonton**

MLS® #E4417406

**\$618,000**

3 Bedroom, 3.00 Bathroom, 1,605 sqft  
Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

We invite you to your dream home in the serene and secure community of West Creek. Nestled within a gated complex, this beautifully maintained condo offers tranquility and a connection to nature while still being conveniently located in Twin Brooks. Bordering the MacTaggart Bird Sanctuary and the picturesque Whitemud Creek this property is surrounded by natural beauty. Enjoy walking paths frequented by families and birdwatchers, with the charm of "country living" right at your doorstep. With a southwest facing exposure, this home is bathed in natural light all day! The spacious north-facing turret is one of many additional features to this lovely home! This structure reflects the careful thought and planning that were incorporated during construction. A fully developed walkout basement leads to a beautiful perennial garden complete with raised brick planters. In winter the lower level is kept cozy thanks to underfloor hot water heating!

Built in 2003

### **Essential Information**

MLS® #	E4417406
Price	\$618,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,605
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	18 920 119 Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H1

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Gazebo, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Double Indoor, Front Drive Access, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Gated Community, Low Maintenance Landscape, Private Setting, Public Transportation, Ravine View, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	87
Zoning	Zone 16
Condo Fee	\$632

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