

## \$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 lcome 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 | 111               |
| Zoning         | Zone 16           |
| Condo Fee      | \$632             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 6:32pm MDT