

\$499,000 - 806 118a Street, Edmonton

MLS® #E4437692

\$499,000

4 Bedroom, 2.00 Bathroom, 1,153 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Tucked away in Twin Brooks, this stylish 4-level split is your private urban escape. Set on one of the largest, most secluded south-facing yards in the area, this fully renovated home delivers standout value and lifestyle. Step into a bright and inviting main level where the living area flows into a modern kitchen featuring a gas range, concrete countertops, and sleek vinyl flooring. Upstairs offers a spacious guest bedroom and a beautiful primary retreat with a walkthrough closet and spa-inspired ensuite – complete with his-and-hers sinks and a glass shower. The lower level is perfect for relaxing, with a cozy fireplace and feature wood overmantel, an updated bathroom, and an additional bedroom. A fourth bedroom is located in the basement. Outside, unwind in your sprawling backyard oasis with mature trees, apple trees, and a fire pit. The Whitemud Creek and MacTaggart Sanctuary Trail are right out the back door, with quick access to the Henday, the upcoming LRT line, schools, and shopping. See yourself.

Built in 1995

Essential Information

MLS® # E4437692

Price \$499,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,153 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 806 118a Street |
| Area | Edmonton |
| Subdivision | Twin Brooks |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 6Z9 |

Amenities

| | |
|-----------|-------------------------|
| Amenities | Air Conditioner, Gazebo |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Window Coverings, See Remarks |
| Heating | Forced Air-2, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 27 |
| Zoning | Zone 16 |

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 June 17th, 2025 at 6:47am MDT