

## \$1,280,000 - 1320 119a Street, Edmonton

MLS® #E4448494

**\$1,280,000**

4 Bedroom, 3.50 Bathroom, 3,532 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Experience elegance and comfort in this beautifully upgraded 4 Bedroom 3 1/2 bath Brookhollow on the Park home, featuring a professionally landscaped yard with waterfall, stream, and hot tub. The walk-out basement offers in-floor heating, home theatre, gym, wine cellar, and smart home automation with Alexa and SOMFY-controlled drapes. Top-tier security includes Hikvision cameras, full alarm system, and high-res doorbell camera. The oversized heated 3-car garage has built-in cabinets, plus a concrete pad with 50A power for 45-ft RV parking. Chef's kitchen boasts GE appliances, large island, walk-in pantry, and reverse osmosis water. The spacious primary suite offers a Jacuzzi tub, walk-in shower, and sitting area. Additional features: dual A/C units, LED cabinet lighting, irrigation system, and more. A luxurious blend of style, technology, and comfort—ideally located near transit, LRT, walking paths, and ravine.

Built in 2002

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4448494    |
| Price     | \$1,280,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,532                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1320 119a Street |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 7H6          |

### Amenities

|           |                                                                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Tub, Parking-Extra, Patio, R.V. Storage, Sprinkler Sys-Underground, Walkout Basement, Wall Unit-Built-In, 9 ft. Basement Ceiling |
| Parking   | Heated, Insulated, Triple Garage Attached                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                                |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 16         |

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Listing information last updated on August 2nd, 2025 at 8:32pm MDT