

Courtesy Of Jacqueline Fraser Of Grassroots Realty Group

## **\$645,000 - 1330 118a Street, Edmonton**

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MLS® #E4463800

**\$645,000**

4 Bedroom, 3.50 Bathroom, 2,063 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to the family-favourite community of Twin Brooks! This warm & inviting 2-storey home has all the major updates doneâ€”just move in and make it your own. The main floor features two bright living areas and a den/office, meaning space for the whole family. You will love the open-concept kitchen with timeless shaker cabinets & wide-plank hardwood floors, updated applianceâ€”including gas range! Upstairs, the large primary suite includes a double-sink vanity, soaker tub, and private room for the shower + toilet. Two additional bedrooms & laundry room complete this level. The basement is professionally finished with 9" ceilings, a huge rec room, 4th bedroom, & full bath. The perfect West-facing backyard includes the pergolas, play structures & sheds. Enjoy peace of mind with new windows & blinds, exterior doors (2022â€”24), updated furnace & A/C (2017), shingles (2016), & extra attic insulation (2019). Close to Whitemud Creek trails & top-rated schools â€” this is where you want to be!

Built in 1998

### **Essential Information**

MLS® # E4463800

Price \$645,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,063                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1330 118a Street |
| Area        | Edmonton         |
| Subdivision | Twin Brooks      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 7G2          |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached, Front Drive Access                      |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                     |
| Fireplaces        | Masonry, Oak Surround                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Fenced, Flat Site, Landscaped, Treed Lot |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 16            |

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Listing information last updated on November 5th, 2025 at 12:17pm MST