

## \$519,900 - 54 303 Twin Brooks Drive, Edmonton

MLS® #E4453570

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,335 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this meticulously maintained 55+ Bungalow with 1+2 Bedroom, 3 bath, 3 season Sunroom and BACKS ONTO RAVINE! This wonderful, fully developed RAISED BUNGALOW style home offers vaulted ceilings, central air, central vac and has had no pet and has not been smoked in. Gleaming hardwood floor flows through the main areas and halls while the large kitchen and dining room are perfect for family gatherings. Head out to the custom sunroom and open deck facing the peacefulness of the RAVINE. The main floor boasts a primary suite with a three-piece ensuite & large his & her closet. Main level is finished off with den and a main 4 piece bath. The lower level offers a colossal sized rec room, sizable bdrm with walk in closet, 4 piece bth & a huge storage room. The attached garage will impress the man of the house with custom cabinets & polyprotic coating on floors/steps. Amenity include access to the community club club house with games room & pool table.

Built in 1992

### Essential Information

MLS® # E4453570

Price \$519,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,335             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 54 303 Twin Brooks Drive |
| Area        | Edmonton                 |
| Subdivision | Twin Brooks              |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 6V3                  |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Sunroom |
| Parking   | Double Garage Attached                                                           |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stucco                |
| Exterior Features | Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stucco                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025  
Days on Market                10  
Zoning                              Zone 16  
Condo Fee                        \$611

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