

## \$399,900 - 822 116a Street, Edmonton

MLS® #E4450878

**\$399,900**

4 Bedroom, 3.50 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

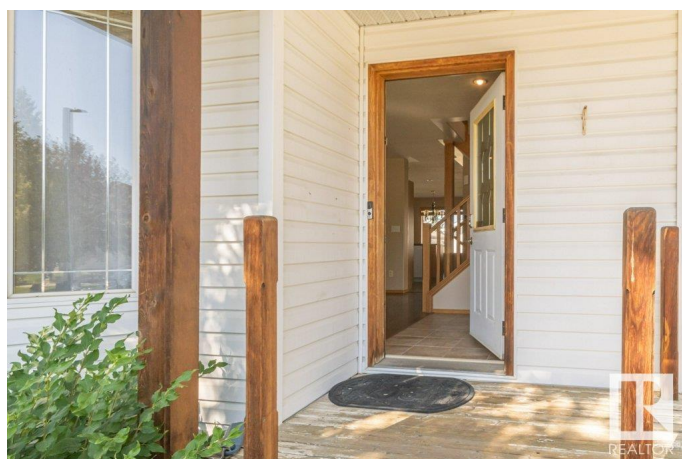
Twin Brooks, Edmonton, AB

Great property with loads of potential. Over 1600 sqft with a great floor plan. 4 bedrooms, 3 upstairs and 1 bedroom in the basement. There are 4 bathrooms in total with a 3 piece ensuite, 3 piece main bathroom, 2 piece on the main floor and a huge 4 piece bathroom in the basement. Large country kitchen open to the spacious dinning room area. The basement has in floor heating. Garage has in floor heating plumbed. The home needs some ceiling drywall repair and finishing where there were some plumbing repairs. Don't miss this great opportunity as the home is priced to move.

Built in 1996

### Essential Information

MLS® #	E4450878
Price	\$399,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	822 116a Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z8

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 16

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