

Courtesy Of Jacqueline Fraser Of Grassroots Realty Group

\$630,000 - 1330 118a Street, Edmonton

MLS® #E4463800

\$630,000

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 done—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 appliance—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 (2022—24), updated furnace & A/C (2017), shingles (2016), & extra attic insulation (2019). Close to Whitemud Creek trails & top-rated schools — this is where you want to be!

Built in 1998

Essential Information

MLS® #	E4463800
Price	\$630,000



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	23
Zoning	Zone 16

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Listing information last updated on November 20th, 2025 at 6:17pm MST