



**FOR SALE**  
**68, 303 Twin Brooks Dr. Edmonton, AB**

**PRICE**  
**\$334,800**



**Jon Hull**

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RAVINE LIVING! Ready to own a little slice of paradise? This quiet BUNGALOW half duplex is perched atop the Blackmud Creek Ravine. Bright & cheery unit offers 1080 sqft, 2 bed/3 baths. Impressive LR/DR space with vaulted ceilings & large south-facing bay windows to allow in lots of natural light. Striking kitchen with granite counters, island + pantry. Kitchen access to deck & your outdoor oasis, perfect for morning coffee/evening bbq's. Main floor spare bedroom/den, HUGE MB with ensuite, MAIN FLOOR LAUNDRY, heated single garage. Basement offers large family room, 4pc bath & loads of storage with extra room for a bedroom. Many upgrades: Lovingly renovated with granite throughout. Hardwood floors, 7 newer appliances, new shower, HWT, kitchen island, backsplash highlighted with under cabinet lighting, new light fixtures, paint and window coverings. 50+ Adult complex offers an amenities building, lots of visitor parking & excellent management. \$462 fee includes, water, cable TV and insurance.

