

## \$469,800 - 2076 Tanner Wynd, Edmonton

MLS® #E4442659

**\$469,800**

4 Bedroom, 2.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to Terwillegar Towne! This charming home located in the heart of one of Edmonton's most family-friendly neighbourhoods, offers over 1,499 sq. ft. above grade + a fully finished basement (approx. 720 sq. ft.) Step onto the inviting front porch, perfect for morning coffee or evening chats. Inside, you're greeted by a bright living room, a cozy family room & an open-concept kitchen featuring a central island/ breakfast nook & plenty of cabinetry—ideal for entertaining & everyday living. A convenient 2-piece bath and access to the large deck and fully fenced backyard complete the main floor. Upstairs, discover 3 generous bedrooms, including a primary suite w/ 3-pc ensuite bath + a second full bathroom. The fully developed basement offers a spacious recreation room, a 4th bedroom, a bar area & laundry room! Enjoy being just minutes from the Terwillegar Rec Centre, scenic walking trails & amenities including schools, playgrounds, parks, and shopping! An excellent opportunity to upgrade & renovate!

Built in 1998

### Essential Information

MLS® # E4442659

Price \$469,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,500
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2076 Tanner Wynd
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2S4

### Amenities

Amenities	Deck, Front Porch, Wet Bar
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Esther Starkman School
Middle	AJM School
High	Lilian Osborne School

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	9
Zoning	Zone 14
HOA Fees	155
HOA Fees Freq.	Annually

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