

## \$449,000 - 1778 Turvey Bend, Edmonton

MLS® #E4450606

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

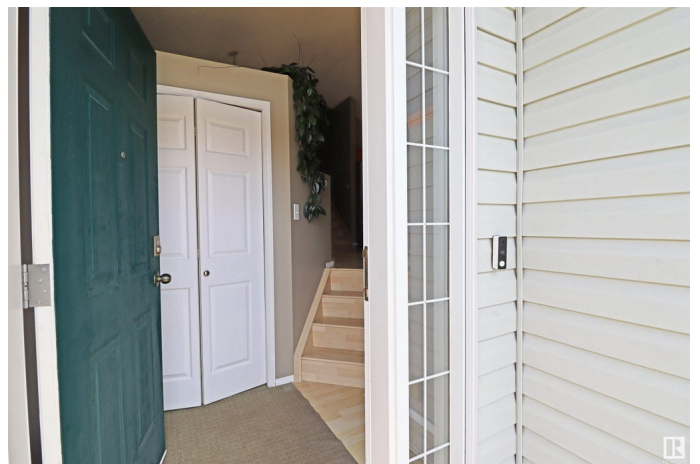
Terwillegar Towne, Edmonton, AB

This fully finished home is packed with value and has room to grow! The open concept main level features the kitchen, dining area, and south facing living room with bay window. Up the stairs you'll find the primary bedroom with over-sized walk-in and direct access to the main bath. Across the hall is the second bedroom. The lower level has a corner gas fireplace, a 2pce bathroom and access to the fenced backyard complete with stone patio. In the basement is another full bathroom, bedroom 3, and access to the massive crawl space. Upgrades include on-demand water heater and softener (2016), furnace (2017), humidifier (2021), fridge (2025), granite tops, and new front step & concrete sidewalk. The 20' x 22' detached garage has a storage loft with pull down staircase too!

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450606  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,494     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1999                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1778 Turvey Bend  |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 2W6           |

### **Amenities**

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Hot Water Tankless, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached                                                    |

### **Interior**

|              |                                                                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace    | Yes                                                                                                                                                                              |
| Fireplaces   | Corner, Insert                                                                                                                                                                   |
| Stories      | 4                                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                                   |

### **Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 22nd, 2025 at 5:17pm MDT