

## \$499,900 - 1804 Tanner Wynd, Edmonton

MLS® #E4461789

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Get ready to fall in love with this gorgeous two-storey home with FULLY FINISHED BASEMENT, sitting on the most adorable tree lined street in Terwillegar Towne, just steps to Tomlinson Park, the heart of T Towne, and close to other great parks, amazing schools, Terwillegar Rec Centre, and awesome neighbourhood amenities like remedy Cafe! The main floor layout is a perfect blend of open concept but with nice separation of spaces, and the kitchen is a show stopper with upgraded stainless appliances, quartz countertops, and a walk in pantry! Up the beautiful staircase you'll find large bedrooms, a main bathroom, and primary suite with bright 4 piece ensuite, and a walk in closet with laundry chute! Add in a fully finished basement with space for a potential 4th bedroom, a massive backyard with extra long driveway and additional parking pad, HEATED Double detached garage, brand new carpets, fresh painted, Central A/C, RV Parking, fire pit, and a newer water heater and you just can't get any better than this!

Built in 1998

### Essential Information

MLS® # E4461789

Price \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,587
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1804 Tanner Wynd
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2S6

### Amenities

Amenities	Deck
Parking Spaces	5
Parking	Double Garage Detached, Heated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Esther Starkman, Monsignor
Middle	Monsignor William Irwin
High	Lillian Osborne

### Additional Information

Date Listed	October 10th, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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