

## \$475,000 - 2076 Tanner Wynd, Edmonton

MLS® #E4435817

**\$475,000**

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® # E4435817

Price \$475,000



|                |                        |
|----------------|------------------------|
| 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 |
|----------|-------------|

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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    | May 10th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 14        |
| HOA Fees       | 155            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 6th, 2025 at 3:18pm MDT