

## **\$858,800 - 2913 Tredger Green, Edmonton**

MLS® #E4435482

**\$858,800**

4 Bedroom, 3.50 Bathroom, 2,693 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

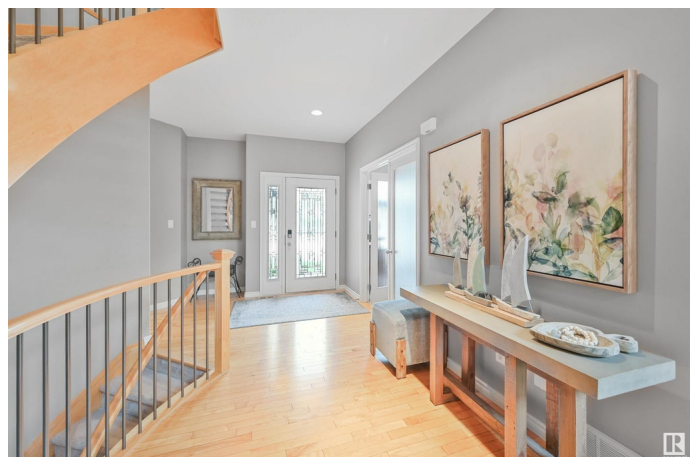
Impeccably maintained & beautifully appointed home in highly sought after Terwillegar Gardens. Approx 2700 sf of luxury living space, this well-built Kimberly Home impresses w/soaring ceilings & windows in the sun filled great rm. Gorgeous kitchen features ample cabinets, granite counters, S/S appliances, lrg island & a generously sized walk through pantry. Plus main flr den & a convenient spacious laundry/mudrm provides addtl space. Upstairs the luxurious primary suite features a spa-like ensuite, 2 well-sized bdrms & a bright versatile bonus rm w/vaulted ceilings (plus a study nook). Finished basement has heated floors, lrg rec area, 4th bdrm & full bath. Features incl AC, built-in desks/shelving, speakers, central vac, newer carpets/lighting/paint/drapes/blinds. Enjoy outdoor living in the treed backyard w/composite deck & stamped patio—perfect for entertaining. Located near park/pond, shopping, transit & immediate K-9 schools. An exceptional place to call home! Easy access to the University/Downtown!

Built in 2006

### **Essential Information**

MLS® # E4435482

Price \$858,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,693
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2913 Tredger Green
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3R7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Wall Unit-Built-In, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	E.Starkman/M.WilliamIrwin
Middle	E.Starkman/A.JosephMac
High	LillianOsborne/MMM

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	2
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 10:32pm MDT