

## \$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 | 4                  |
| Zoning         | Zone 14            |
| HOA Fees       | 138                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 14th, 2025 at 5:33pm MDT