

## \$499,900 - 2084 Tanner Wynd, Edmonton

MLS® #E4450845

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to Vibrant Terwillegar Towne! This stunning, fully finished home is move-in ready and packed with upgrades, including brand new shingles and central A/C. Situated on a beautifully Landscaped pie-shaped lot, it features a 24x24 finished, insulated garage with loft storage, a spacious deck, and a \$25k retaining wall. Inside, sunlight pours into the inviting living room with its cozy gas fireplace. The chef-inspired kitchen offers granite countertops, stainless steel appliances, a large island, under-mount sink, and tile backsplash. A versatile main floor den makes for the perfect office or dining space. Upstairs has 3 generous size bedrooms, including a primary suite with walk-in closet and 3-piece ensuite, plus 4-piece main bath. The fully finished basement includes a large rec room, extra bedroom, and full bath ideal for entertaining guests. This home truly has it all-style, comfort, and space for the whole family. Great Schools and an abundance of amenities in the neighbourhood! Welcome home!

Built in 1998

### Essential Information

MLS® # E4450845

Price \$499,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2084 Tanner Wynd  |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 2S4           |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Over Sized            |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Corner                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                                                |
|--------------|----------------------------------------------------------------|
|              | Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                               |
| Construction | Wood, Brick, Vinyl                                             |
| Foundation   | Concrete Perimeter                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 14          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 2nd, 2025 at 9:02pm MDT