

## \$574,900 - 1908 Tanner Wynd, Edmonton

MLS® #E4446273

**\$574,900**

5 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Rare Opportunity in Terwillegar! Fully Finished Home on a Southwest-Facing Pie Lot! Tucked away on a quiet, tree-lined street, this beautifully updated 2-story home offers over 2650 sqft of finished living space on a 472 sqm pie-shaped, southwest-facing lot, perfect for outdoor living. You're welcomed by an open-to-above foyer & a flexible main floor bedroom or home office. The living room features new vinyl flooring & a gas fireplace, flowing into a bright kitchen/dining area with sunny south-facing windows. Upstairs offers 3 spacious bedrooms, including a primary with a 4-pc ensuite (separate tub/shower), full bath & convenient upstairs laundry. The fully finished basement provides a fifth bedroom & large rec space—ideal for family or guests. Key upgrades include new shingles (2025), hot water tank (2025), re-stained hardwood floors, etc. The oversized 22.5'x20' double garage & private, fully landscaped backyard oasis with deck/pergola combo complete this fantastic home.

Built in 1999

### Essential Information

MLS® # E4446273

Price \$574,900

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1908 Tanner Wynd
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2S6

### Amenities

Amenities	On Street Parking, Deck, Front Porch, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	19
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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