

## \$474,900 - 2010 Tanner Wynd, Edmonton

MLS® #E4444057

**\$474,900**

2 Bedroom, 1.00 Bathroom, 924 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Perched at the highest elevation in all of Terwillegar Towne, this stunning originally owned, Jayman-built gem offers breathtaking, panoramic views and unbeatable sunset vistas. Bathed in east-west sunlight, the home features 924sqft, 2 spacious bedrooms, 1 beautifully remodeled bathroom (2025), and a sun-soaked west-facing backyard with privacy-enhancing terraced landscaping. Enjoy brilliant natural light year-round through large windows, and relax on the upper Duradeck with no obstruction to your view. This home boasts numerous updates including: newer roof (2019), brand-new garage roof (2024), and refreshed landscaping (2024). The (21'x19') double detached garage provides ample space for storage and vehicles. The true walk-out basement with 9' ceilings, roughed-in plumbing, and separate entrance presents an opportunity for a legal suite. Nestled on a quiet, tree-lined street it's only minutes from top-rated schools - both public and Catholic, Terwillegar Rec Centre, and Terwillegar Transit Centre.

Built in 2003

### Essential Information

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Price \$474,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2010 Tanner Wynd
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3M7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, Exterior Walls 2"x8", 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### School Information

Elementary Esther Starkman School

Middle Esther Starkman School

High Lillian Osborne School

### Additional Information

Date Listed June 24th, 2025

Days on Market 2

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually



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