

# **\$1,349,000 - 2417 Tegler Green Green, Edmonton**

MLS® #E4433447

**\$1,349,000**

5 Bedroom, 3.50 Bathroom, 2,267 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Exceptional, one-of-a-kind WALKOUT BUNGALOW FEATURING A HEATED DRIVEWAY AND A SIDE ENTRY HEATED TRIPLE CAR GARAGE. The main floor deck has views of WALKING TRAILS AND A SERENE LAKE. 4,400 sq. ft. OF LIVING SPACE. INFLOOR HEATING THROUGHOUT THE HOME, GARAGE, AND DRIVEWAY. CURVED STONE ACCENT WALL in the foyer, and soaring 12-foot ceilings in the great room. The open-concept layout highlights a chef's kitchen with CUSTOM CHERRY CABINETRY and a spacious butler's pantry. The sun-soaked dining area and inviting great room with fireplace offer stunning south-facing views and direct access to the expansive deck. MAIN LEVEL PRIMARY SUITE also features a spa-inspired ensuite and a dream walk-in closet. Downstairs is ideal for entertaining or extended family with a SECOND FULL KITCHEN, a massive family room, gym, craft room, two additional bedrooms, two full bathrooms with a STAIRCASE leading directly to the TRIPLE GARAGE with the basement's own SEPARATE ENTRANCE and A/C.

Built in 2005

## **Essential Information**

MLS® #

E4433447



Price	\$1,349,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,267
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2417 Tegler Green Green
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3K2

### Amenities

Amenities	Closet Organizers, Deck, Walkout Basement
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Fan Coil, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	51
Zoning	Zone 14
HOA Fees	296.18
HOA Fees Freq.	Annually

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