

## \$499,900 - 2010 Tanner Wynd, Edmonton

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MLS® #E4443114

**\$499,900**

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

MLS® # E4443114

Price \$499,900



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 19th, 2025  
Days on Market 1  
Zoning Zone 14  
HOA Fees 138  
HOA Fees Freq. Annually



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Listing information last updated on June 20th, 2025 at 3:47am MDT