

## \$549,000 - 1922 Tanner Wynd, Edmonton

MLS® #E4463402

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

A perfect blend of space and comfort. Featuring 3 fully finished levels, sitting on one of the largest lots on the street! Step inside the bright and inviting main floor, perfect for both everyday living and entertaining. The kitchen offers plenty of counter space and storage, flowing seamlessly into the dining and living area. 2pc bath and laundry complete the main floor. Upstairs, you'll find a comfortable primary suite with walk-in closet and 4pc ensuite bath. 2 additional spacious bedrooms, and 4pc bath. Fully finished basement adds even more living space, a 4th Bedroom, and complete with a 3pc bath with steam shower-your own private spa experience right at home. Outside, you'll fall in love with the beautiful landscaped backyard, complete with a new fence and double garage. With so much room to enjoy, this yard is perfect for kids, pets, gardening, or summer gatherings. Newer shingles on home and garage. Located on a quiet, family-friendly street, close to parks, rec center, schools, and Henday.

Built in 1999

### Essential Information

MLS® # E4463402

Price \$549,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,554                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1922 Tanner Wynd  |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 2S5           |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Front Porch, Hot Water Tankless |
| Parking   | Double Garage Detached                                              |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                7  
Zoning                              Zone 14  
HOA Fees                         138  
HOA Fees Freq.                Annually

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