

## \$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

A rare find in Terwillegar Towne! This original-owner Jayman-built bi-level offers stunning panoramic views and a bright, unfinished walk-out basement with separate entrance, covered porch, 9' ceilings, and roughed-in plumbingâ€”perfect for a future legal suite, home studio, or expanded living. Bathed in east-west sunlight, the main floor features a beautifully updated bathroom (2025), a primary bedroom with walk-in closet, a sunny second bedroom, and a private, west-facing backyard with terraced landscaping. Oversized windows fill the home with natural light, and the elevated Duradeck offers the ideal spot to unwind with uninterrupted sunset views. Recent updates include a newer roof (2019), garage roof (2024), and refreshed landscaping (2024). The spacious 21'x19' double garage adds excellent storage and parking. Located on a quiet, tree-lined street just steps to parks, top-rated schools, the Rec Centre, and Leger Transitâ€”live above it all in one of southwest Edmontonâ€™s most desirable communities.

Built in 2003

### Essential Information

MLS® # E4444057

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                13  
Zoning                              Zone 14  
HOA Fees                         138  
HOA Fees Freq.                Annually



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