

## \$449,900 - 2010 Tanner Wynd, Edmonton

MLS® #E4444057

**\$449,900**

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 \$449,900



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 21  
Zoning Zone 14  
HOA Fees 138  
HOA Fees Freq. Annually



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