

## \$460,000 - 1778 Turvey Bend, Edmonton

MLS® #E4450606

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

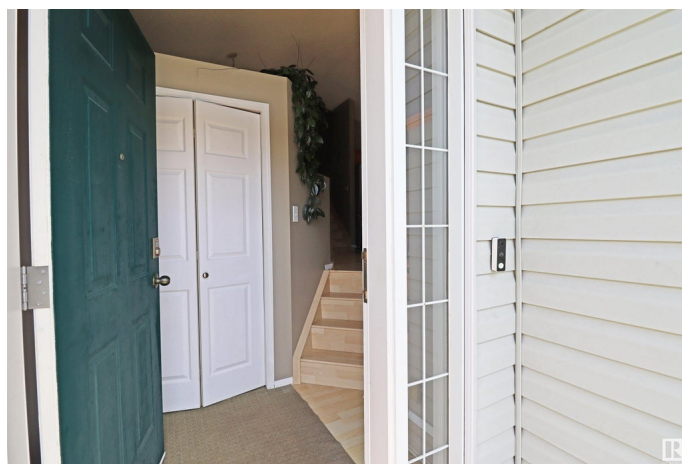
Terwillegar Towne, Edmonton, AB

This fully finished home is packed with value and has room to grow! The open concept main level features the kitchen, dining area, and south facing living room with bay window. Up the stairs you'll find the primary bedroom with over-sized walk-in and direct access to the main bath. Across the hall is the second bedroom. The lower level has a corner gas fireplace, a 2pce bathroom and access to the fenced backyard complete with stone patio. In the basement is another full bathroom, bedroom 3, and access to the massive crawl space. Upgrades include on-demand water heater and softener (2016), furnace (2017), humidifier (2021), fridge (2025), granite tops, and new front step & concrete sidewalk. The 20' x 22' detached garage has a storage loft with pull down staircase too!

Built in 1999

### Essential Information

MLS® #	E4450606
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.00



Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1778 Turvey Bend
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2W6

### **Amenities**

Amenities	Exterior Walls- 2"x6", Hot Water Tankless, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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Listing information last updated on August 7th, 2025 at 9:32am MDT