

# \$1,349,000 - 2417 Tegler Green Green, Edmonton

MLS® #E4433447

**\$1,349,000**

5 Bedroom, 3.50 Bathroom, 2,267 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Exceptional, one-of-a-kind WALKOUT BUNGALOW FEATURING A HEATED DRIVEWAY AND A SIDE ENTRY HEATED TRIPLE CAR GARAGE. The main floor deck has views of WALKING TRAILS AND A SERENE LAKE. 4,400 sq. ft. OF LIVING SPACE. INFLOOR HEATING THROUGHOUT THE HOME, GARAGE, AND DRIVEWAY. CURVED STONE ACCENT WALL in the foyer, and soaring 12-foot ceilings in the great room. The open-concept layout highlights a chef's kitchen with CUSTOM CHERRY CABINETRY and a spacious butler's pantry. The sun-soaked dining area and inviting great room with fireplace offer stunning south-facing views and direct access to the expansive deck. MAIN LEVEL PRIMARY SUITE also features a spa-inspired ensuite and a dream walk-in closet. Downstairs is ideal for entertaining or extended family with a SECOND FULL KITCHEN, a massive family room, gym, craft room, two additional bedrooms, two full bathrooms with a STAIRCASE leading directly to the TRIPLE GARAGE with the basement's own SEPARATE ENTRANCE and A/C.

Built in 2005

## Essential Information

MLS® #

E4433447



Price	\$1,349,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,267
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2417 Tegler Green Green
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3K2

### Amenities

Amenities	Closet Organizers, Deck, Walkout Basement
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Fan Coil, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	51
Zoning	Zone 14
HOA Fees	296.18
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 10:47am MDT