

# \$465,000 - 1757 Turvey Bend Bend, Edmonton

MLS® #E4458896

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to Terwillegar Towne! Located on a quiet street in one of Edmonton's most family-friendly neighbourhoods, this well-maintained 4-level split offers the perfect combination of space, updates, and location. With 3+1 bedrooms and 2.5 bathrooms, the home is designed for both comfort and functionality. The layout provides ample living space, ideal for growing families or professionals looking for extra room. The basement was fully renovated in 2023, adding modern finishes and flexibility for a home office, guest room, or rec area. Recent upgrades include a brand-new furnace (2023) and central air conditioning, offering peace of mind and year-round comfort. Enjoy the convenience of being within walking distance to schools, parks, playgrounds, public transit, and a variety of local amenities including shopping and dining.

Built in 1999

## Essential Information

MLS® #	E4458896
Price	\$465,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,101
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1757 Turvey Bend Bend
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2W6

### **Amenities**

Amenities	Air Conditioner, Front Porch, No Smoking Home, Patio
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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