

## \$599,900 - 5445 Thibault Wynd, Edmonton

MLS® #E4433181

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,103 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

**BRIGHT & STYLISH FAMILY HOME IN TERWILLEGAR TOWNE!** This impressive Burke Perry-built home offers 2100+ sqft w/ bonus room & dbl attached garage, set on a peaceful street backing onto trees & walking trails. Elegant finishes incl. rich maple hardwood floors, upgraded lighting, and custom blinds. The spacious kitchen features granite counters, stainless appliances, breakfast bar & pantry, opening to a sunny dining space w/ backyard views. The inviting living room showcases a striking custom fireplace—perfect for gatherings. Step outside to a premium \$20k composite deck overlooking a large private yard w/ kids' play area & sand feature. Upstairs boasts a generous bonus room, primary suite w/ walk-in closet & luxurious 4pc ensuite w/ jetted tub, plus 2 additional bedrooms, laundry & another 4pc bath. Prime location near Terwillegar Towne park, lake, rec centre, shopping, caf  s & easy Henday access. Welcome home!

Built in 2006

### Essential Information

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Price \$599,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,103                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5445 Thibault Wynd |
| Area        | Edmonton           |
| Subdivision | Terwillegar Towne  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 3P9            |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached, Front Drive Access, Insulated, Parking Pad Cement/Paved  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl   |
| Foundation   | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 14          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 2:47am MDT