

## \$460,000 - 1760 Turvey Bend, Edmonton

MLS® #E4447622

**\$460,000**

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Looking for the perfect first-time buyer home and need 4 bedrooms and 2,054 sq.ft. of developed living space? Fabulous property with 3+1 bedrooms, located in the highly desired location of Terwillegar Towne. Situated within top school zone (Lillian Osborne, Ester Starkman). You will enjoy all the walking trails, ponds and several parks. Walkable distance to Leger Transit Centre & Terwillegar Rec Centre and close to Windermere Currents Shopping District. Easy access to Anthony Henday. West facing back yard, with large windows, hard flooring, 5 newer stainless steel appliances. Central vacuum system. Interior recently painted (2022). Newer shingles (2021). Double detached garage backs onto alley.

Built in 1999

### Essential Information

MLS® #	E4447622
Price	\$460,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.00
Year Built	1999



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

### Community Information

Address	1760 Turvey Bend
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2W6

### Amenities

Amenities	Front Porch
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	4
Zoning	Zone 14

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