

## \$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

MLS® # E4433181

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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