

\$1,459,000 - 2417 Tegler Green Green, Edmonton

MLS® #E4433447

\$1,459,000

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, 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.

Built in 2005

Essential Information

MLS® #	E4433447
Price	\$1,459,000



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	2
Zoning	Zone 14
HOA Fees	296.18
HOA Fees Freq.	Annually

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Listing information last updated on May 2nd, 2025 at 7:17pm MDT