

# \$1,150,000 - 1681 Toane Wynd, Edmonton

MLS® #E4433013

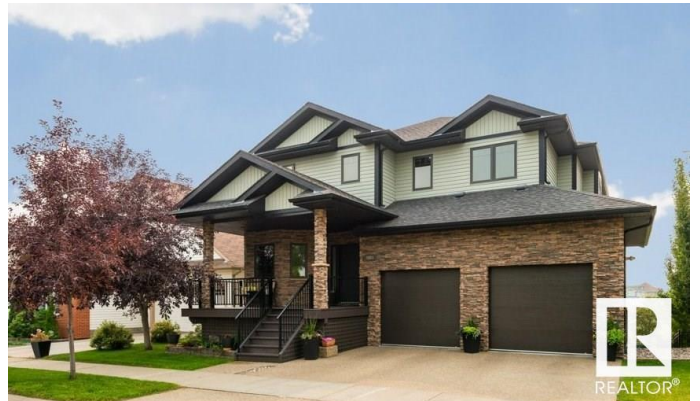
**\$1,150,000**

4 Bedroom, 3.50 Bathroom, 3,194 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Truly "One of a Kind" Finally someone built a "Cool" house. Perfect home for Multigenerational living. Custom Built & Custom Designed (Not a Square room in the House). This 2 storey features 4 Bedrooms and 2 Dens, 2 Kitchens and a Fully Finished Walkout Basement, constructed with the highest standards. Just under 4400 sq ft of total finished space. High Velocity Hydronic heating system (Boiler), 3 fan coils, 2 AC units, in-floor heating, 3 Huge Decks, Walkout Level Patio, SW exposure, Million Dollar Views across the water, Jeld-wen triple pane double low E argon filled windows, Black Granite flooring, Black Walnut (finished in place) Hardwood floors, Chefs Gourmet Kitchen, Stainless Steel Appliances, Dream Ensuite with Steam Shower, huge overflow Jaquzzi Soaker tub (with mood lights) his and hers vanities, his and hers walk-in closets, custom Kitchen cabinets, cat 5 wiring, Central Vac and the list goes on. You could not replace this house at todays prices for what you can buy it for.



Built in 2006

## Essential Information

MLS® # E4433013

Price \$1,150,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,194                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1681 Toane Wynd   |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 2W7           |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement |
| Parking Spaces | 4                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                       |
| Is Waterfront  | Yes                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Compactor, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Vacuum System Attachments, Washer - Energy Star, Refrigerators-Two, Dishwasher-Two |
| Heating           | Fan Coil, See Remarks, Natural Gas                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Vinyl                                                                                                                                                                                                             |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                   |
| Construction      | Concrete, Stone, Vinyl                                                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 14          |
| HOA Fees       | 110              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 8th, 2025 at 2:32am MDT