

## \$465,000 - 1757 Turvey Bend Bend, Edmonton

MLS® #E4458896

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to Terwillegar Towne! Located on a quiet street in one of Edmonton's most family-friendly neighbourhoods, this well-maintained 4-level split offers the perfect combination of space, updates, and location. With 3+1 bedrooms and 2.5 bathrooms, the home is designed for both comfort and functionality. The layout provides ample living space, ideal for growing families or professionals looking for extra room. The basement was fully renovated in 2023, adding modern finishes and flexibility for a home office, guest room, or rec area. Recent upgrades include a brand-new furnace (2023) and central air conditioning, offering peace of mind and year-round comfort. Enjoy the convenience of being within walking distance to schools, parks, playgrounds, public transit, and a variety of local amenities including shopping and dining. Key Features: Renovated basement (2023), New furnace (2023), 3+1 bedrooms | 2.5 bathrooms, and Located on a quiet street in a family-friendly neighborhood.

Built in 1999

### Essential Information

MLS® # E4458896

Price \$465,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,101                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1757 Turvey Bend Bend |
| Area        | Edmonton              |
| Subdivision | Terwillegar Towne     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 2W6               |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Air Conditioner, Front Porch, No Smoking Home, Patio |
| Parking   | Double Garage Detached                               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                    |
| Stories           | 4                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 14              |
| HOA Fees       | 150                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 14th, 2025 at 2:32pm MDT