

## \$569,900 - 5447 Thibault Wynd, Edmonton

MLS® #E4446090

**\$569,900**

4 Bedroom, 2.50 Bathroom, 1,398 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Don't miss this RARE find in Terwillegar Towne!! This custom built 1398sf bi-level with double attached garage has 4 bedrooms/3 baths and backs walking trail/GREENSPACE. The main floor is bright, open and airy with grand vaulted ceilings. The kitchen has beautiful cabinetry, stainless steel appliances, and ample counter space/island seating. A spacious laundry room and guest bed/office round out main floor. The large primary suite is on the upper level. Again vaulted ceilings, with an attached 4 piece spa-like ensuite (with jetted tub) and walk in closet. The lower level is fully finished with large rec room (stone faced gas fireplace), 2 guest bedrooms and 4 piece bathroom. The large backyard is fully fenced and landscaped. A great, safe place for the kids or pets to play. Enjoy morning coffee on the west facing maintenance free deck (enclosed shed under deck)! Upgrades on the home include new shingles (2022), Central AC, fresh paint (2023) and solar reflective windows (back side of house). Welcome home.

Built in 2005

### Essential Information

MLS® # E4446090

Price \$569,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5447 Thibault Wynd
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3P9

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### 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
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	6
Zoning	Zone 14
HOA Fees	135
HOA Fees Freq.	Annually

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Listing information last updated on July 11th, 2025 at 5:02pm MDT