

## **\$875,000 - 813 Todd Court, Edmonton**

MLS® #E4439697

**\$875,000**

5 Bedroom, 3.50 Bathroom, 2,903 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Meticulously maintained & exceptionally executive 2-storey in the the prestigious community of Terwillegar Gardens. This 2900+sqft Ace Lange home impresses with 5(4+1) bedrms, 3.5 bathrms, an oversized double attached garage, and a F/F basement. The main flr captivates with an open-to-above in both the main entrance and sunny great rm, stunning curved staircase w/ iron rod spindles, office w/ french doors, and additional family rm. Well appointed kitchen provides plenty of courterspace & storage ft. S/S appliances, large island, and walkthrough pantry. A main flr laundry connects to the oversized (23.5'x21.3') garage. Upstairs is a luxurious primary suite w/ vaulted ceilings, a 5pc ensuite, and walk-in closet. There's also 3 well-sized junior rooms w/ a jack&jill 4pc bath. The basement is completed with 5th bedroom, 4pc bath, cold room, massive rec room, and flex space (can be converted to 6th bedrm). The privately treed, SW facing backyard offers daylong sunlight best enjoyed on the lrg composite deck.

Built in 2002

### **Essential Information**

MLS® # E4439697

Price \$875,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,903
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	813 Todd Court
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3C6

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	275
HOA Fees Freq.	Annually

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