

## \$699,900 - 5088 Thibault Way, Edmonton

MLS® #E4422277

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Wow! 10 out of 10 home situated in one of the best locations in Terwillegar Towne. Very rare home backing onto the lake, yet still boasts the privacy of being tucked away behind the walking paths. Energy efficient R2000 custom home with Triple pane windows, upgraded insulation, H/E furnace, Direct vent 75 gallon HWT, HRV, air conditioning. Wide open main floor with suspended ceilings and floor to ceiling windows allowing loads of natural light. Kitchen boasts granite countertops, tiled backsplash, ceiling height cabinets, stainless steel appliances and all centered around a large island. Beautiful hardwood floor throughout, bonus den at the front of the house on the main floor. Upstairs features 3 large bedrooms, a jack and jill bathroom and an oversized primary bedroom with 4 piece ensuite with walk in closet. Basement is finished with another 4 piece bath, bedroom, living room and large storage room. One look at the serene backyard (complete with its own pizza oven!) and you will be sold.

Built in 2004

### Essential Information

MLS® # E4422277

Price \$699,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,339                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5088 Thibault Way |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 3J3           |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Air Conditioner, Front Porch, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Vinyl Windows, HRV System |
| Parking       | Double Garage Attached   |
| Is Waterfront | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 14             |
| HOA Fees       | 138                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 20th, 2025 at 1:47am MDT