

\$868,800 - 3116 Tredger Place, Edmonton

MLS® #E4449834

\$868,800

4 Bedroom, 3.50 Bathroom, 2,701 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

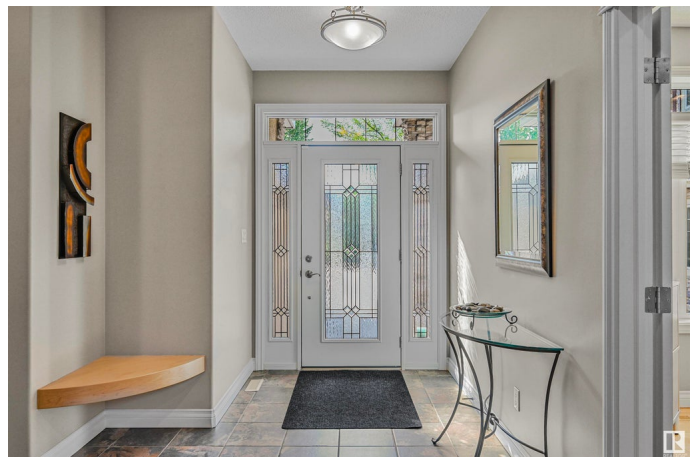
Beautifully appointed home in highly sought after Terwillegar Gardens- a 10! Immaculate. Approx 4000 sf total luxury living space, this stunning home impresses w/soaring ceilings & windows in the sun filled great rm, curved staircase & dbl sided fireplace. Gorgeous kitchen features ample maple cabinets, S/S appliances & great views of a stunning 9650 sf west facing treed yard (firepit & huge deck maximizes outdoor living). Main flr den & laundry rm. Upstairs the luxurious primary suite features a spa-like ensuite w/a 4' shower w/huge W/I closet + 2 O/S bdrms with W/I closets, 5 pc bath & flex space. Guests will love the F/Fin bsmt w/wet bar, spacious Family & rec rms, 4th bdrm & 4 pc bath. Features incl new HE AC (2024) & new garburator. Enjoy gorgeous landscaping & outdoor living at its finest w/a massive deck and fire pit. O/S heated 33' garage w/epoxy floors & drains. Located near park/pond, shopping, transit & immediate K-9 schools. An exceptional place to call home! Easy access to University/Downtown

Built in 2004

Essential Information

MLS® # E4449834

Price \$868,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,701
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3116 Tredger Place
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3P3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater, Wet Bar
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplaces	Double Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	EstherStarkman/M.W.Irwin
Middle	EstherStarkman/A.J.Macneil
High	LillianOsborne/MMM

Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 14

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Listing information last updated on July 27th, 2025 at 6:17pm MDT