

Courtesy Of Andrea Horbaty Of Initia Real Estate

## **\$495,000 - 1688 Tompkins Wynd, Edmonton**

MLS® #E4436935

**\$495,000**

5 Bedroom, 3.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

MOVE-IN READY home in prime location! This newly updated two-storey home, perfectly situated near schools, Terwillegar Rec Centre, Leger Transit Centre, shopping, dining and walking trails. Boasting 5 bedrooms and 3.5 bathrooms, this spacious home offers flexibility for families of all sizes. The main floor features durable vinyl plank flooring, a cozy gas fireplace in the living room, and a stylish kitchen complete with BRAND NEW STAINLESS STEEL APPLIANCES, a new sink and faucet. Fresh paint and new baseboards add a crisp, modern touch throughout. Upstairs, the primary bedroom includes a walk-in closet and a private 3-piece ensuite. The fully finished basementâ€™with impressive 10-ft ceilingsâ€™includes 2 bedrooms, a full bath, a rec/den area, laundry room with washer & dryer and generous storage space. Enjoy outdoor living in the fully fenced backyard, and take advantage of the BRAND NEW ROOF with 40-year asphalt shingles on both the house and double detached garage. Make this move-in ready home yours!

Built in 2000

### **Essential Information**

MLS® # E4436935

Price \$495,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,500                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1688 Tompkins Wynd |
| Area        | Edmonton           |
| Subdivision | Terwillegar Towne  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 2Y4            |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Wood, Vinyl       |
| Exterior Features | Back Lane, Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                41  
Zoning                              Zone 14  
HOA Fees                         138  
HOA Fees Freq.                Annually

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Listing information last updated on June 26th, 2025 at 10:33am MDT