

# **\$524,900 - 4994 Thibault Way, Edmonton**

MLS® #E4442309

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,734 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to South Terwillegar and this 1734 sq ft 3 bedroom, 2.5 bathroom home. Fantastic curb appeal with wide lot and charming front porch. The open-concept main floor features a bright living room with a gas fireplace, a functional kitchen with pantry, eating bar, and newer appliances, plus a dining room, 2pc bath, and spacious tiled front entrance. There's also a den, great for office, playroom etc. Upstairs, finished with engineered hardwood, you'll find three bedrooms including a large primary retreat with a 3pc ensuite and walk-in closet. The other two bedrooms are generously sized, and the main 4pc bath has been renovated. Outside, enjoy a sunny southwest-facing yard that's fully fenced with lovely landscaping and a two-tiered deck. Additional upgrades include new shingles and central A/C, both added in 2023. A double detached garage completes the package. Ideally located near the Terwillegar Rec Centre, splash park, schools, shopping, and transit with quick access to the Henday.

Built in 2006

## **Essential Information**

MLS® # E4442309

Price \$524,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4994 Thibault Way
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0A5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 7:47pm MDT