# \$1,238,800 - 682 Todd Landing, Edmonton

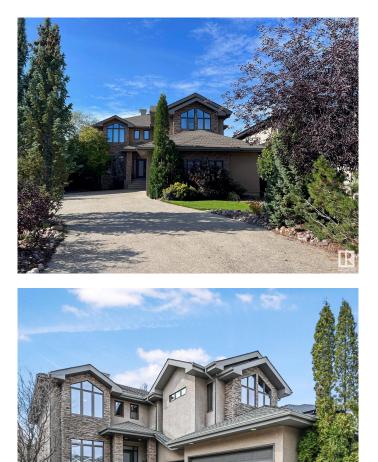
MLS® #E4431563

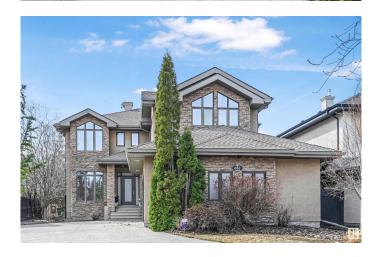
#### \$1,238,800

3 Bedroom, 3.50 Bathroom, 3,183 sqft Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Beautifully crafted Birkholz custom home, where elegance meets exceptional design. Meticulously maintained by the original owner. High quality materials were carefully selected incl plywood sheathing, exotic eucalyptus hardwood, solid core doors, many built ins, O/S triple paned windows w/custom Hunter Douglas blinds. The unique living rm features in-floor trees to an open 18' vaulted ceiling seamlessly blending nature with architecture. Gorgeous Chef's kitchen w/full height solid maple cabinets, U/C lighting, granite counters & newer S/S appliances. Main floor den. Retreat to the luxurious primary bedrm that boasts a fireplace & spa-like ensuite w/a 10 mm glass shower & jetted corner tub. Generous sized bedrms, vaulted fully wired bonus rm & a library loft. The F/Fin bsmt is built for entertainment & relaxation, complete w/wet bar which integrates a stunning salt water aquarium, rec rm (upg cork flrs) & an equipped fitness rm. O/S TRIPLE garage. Huge private yard backs to a treed park & steps to pond





Built in 2004

#### **Essential Information**

| MLS® # | E4431563    |
|--------|-------------|
| Price  | \$1,238,800 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,183                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 682 Todd Landing  |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 3N1           |

### Amenities

| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Animal |  |
|-----------|--|--|
|           | Home, No Smoking Home, Patio, Vaulted Ceiling, Wall Unit-Built-In, Wet     |  |
|           | Bar, 9 ft. Basement Ceiling  |  |
| Parking   | Over Sized, Triple Garage Attached   |  |

### Interior

| Interior Features | ensuite bathroom   |  |
|-------------------|--|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,<br>Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave,<br>Refrigerator, Vacuum System Attachments, Washer, Window Coverings,<br>Stove-Countertop Inductn |  |
| Heating           | Forced Air-2, Natural Gas  |  |
| Fireplace         | Yes  |  |
| Fireplaces        | Double Sided, Mantel   |  |
| Stories           | 3  |  |
| Has Basement      | Yes  |  |
| Basement          | Full, Finished   |  |

### Exterior

| Exterior          | Wood, Stone, Stucco  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming |
|                   | Pool, Public Transportation, Schools, Shopping Nearby  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **School Information**

| Elementary | WilliamIrwin/EstherStark   |
|------------|----------------------------|
| Middle     | JosephMacneil/EstherStarkm |
| High       | MMM/LillianOsborne         |

### **Additional Information**

| April 17th, 2025 |
|------------------|
| 14               |
| Zone 14          |
| 275              |
| Annually         |
|                  |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT