

## \$1,499,000 - 2423 Tegler Green, Edmonton

MLS® #E4456696

**\$1,499,000**

7 Bedroom, 6.00 Bathroom, 4,330 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Elegance & quality best describe this Executive 7 bedroom home with over 4000 sf PLUS a fully finished WALKOUT basement. A rare opportunity, nestled in prestigious Terwillegar Gardens backs onto green space & steps to a water pond. Perfect for large family! A grand foyer, soaring 18 foot vaults, glass blocks & a majestic curved staircase greet your guests. The open floor plan is perfect for entertaining. Spacious Chef's kitchen with a huge custom island. Beautiful sunroom, main floor laundry & den/bedroom w/full bath. Massive primary suite with a fireplace, ensuite boasts a steam shower & jetted tub. Loft plus 4 oversized bedrooms upstairs all with walk-ins! You will love the basement with a large rec room, 2nd kitchen, bedroom & exercise room. Features include large decks/balconies, 3 furnaces, 2 A/C, heated triple garage & South facing 8443 sf lot. Located close to to Rec Centre/schools/transit and shopping. A must to see!

Built in 2003

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4456696    |
| Price    | \$1,499,000 |
| Bedrooms | 7           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 4,330                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2423 Tegler Green |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 3K2           |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Deck, Detectors Smoke, Walkout Basement |
| Parking   | Triple Garage Attached                  |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | E.Starkman/WilliamIrwin    |
| Middle     | E.Starkman/A.JosephMacneil |
| High       | LillianOsborne/MMM         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 14             |
| HOA Fees       | 275                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 17th, 2025 at 3:17am MDT