

# **\$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                   |
| Type           | 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, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, 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

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 14          |
| HOA Fees       | 275              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 10:02am MDT