

## \$479,900 - 1860 Tufford Way, Edmonton

MLS® #E4430615

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,195 sqft  
Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

This FULLY UPGRADED bi-level home offers refined comfort and exceptional value. Nestled in the highly sought-after community of Terwillegar Towne—renowned for its proximity to top-rated schools, scenic playgrounds, and countless amenities. The main level boasts three spacious bedrooms, a bright white kitchen with new appliances, and fresh flooring throughout. A gas fireplace with a striking new stone surround anchors the living space, while updated bathrooms feature modern vanities and flooring. The fully finished basement impresses with a wet bar, rec room, additional bedroom, and a well-equipped laundry area with sink. Comfort is ensured year-round with added A/C, a Nest thermostat, and a newly built double detached garage with insulated walls. Step outside to a private backyard retreat, complete with a large deck—ideal for relaxing or entertaining. With freshly repainted bedrooms and thoughtful upgrades throughout, this immaculate home blends timeless style with everyday functionality.

Built in 2001

### Essential Information

MLS® #	E4430615
Price	\$479,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,195
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1860 Tufford Way
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2W4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Wet Bar, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **School Information**

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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