

## \$878,800 - 2911 Tredger Green, Edmonton

MLS® #E4450874

**\$878,800**

4 Bedroom, 3.50 Bathroom, 2,521 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

LOCATION. LOCATION. LOCATION. You can't beat the cul de sac location of this stunning custom built 2 sty home, just steps to Public & Catholic schools, parks, ponds & shopping/restaurants. Impeccably maintained & featuring craftsmanship rarely found these days w/beautiful crown moldings, square pillars, coffer ceilings & a breath taking curved open tread stairwell. Exotic hardwood is found throughout the main level. Dream kitchen w/lots of custom cabinetry, granite counters incl a massive island & a walk thru pantry. Grande GR w/a custom FP mantle. Lots of natural light, formal dining rm, main level den & laundry. Over 3600 sf of ttl living space incl a F/Fin bsmt w/FR, games area, 4 pc & 2 bedrms + in floor heating. Upstairs are 3 spacious bedrms incl the primary suite which offers space for a sitting area, a huge W/I closet & a luxurious ensuite. Upgrades incl A/C, custom shades, O/S heated garage 23'x23.5', U/G sprinklers & upgraded flooring. Minutes to the Rec Centre, SW Farmers market & transit

Built in 2005

### Essential Information

MLS® # E4450874

Price \$878,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,521                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2911 Tredger Green |
| Area        | Edmonton           |
| Subdivision | Terwillegar Towne  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 3R7            |

### Amenities

|           |                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Sauna; Swirlpool; Steam, Vaulted Ceiling, Wet Bar, See Remarks, Vacuum System-Roughed-In, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated, Over Sized                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                               |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                  |
| Construction      | Wood, Stone, Stucco                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                                |

**School Information**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 14          |

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Listing information last updated on August 3rd, 2025 at 12:32am MDT