

## \$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	2
Zoning	Zone 14
HOA Fees	275
HOA Fees Freq.	Annually

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