

## \$699,900 - 5088 Thibault Way, Edmonton

MLS® #E4422277

### \$699,900

4 Bedroom, 3.50 Bathroom, 2,339 sqft  
Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Wow! 10 out of 10 home situated in one of the best locations in Terwillegar Towne. Very rare home backing onto the lake, yet still boasts the privacy of being tucked away behind the walking paths. Energy efficient R2000 custom home with Triple pane windows, upgraded insulation, H/E furnace, Direct vent 75 gallon HWT, HRV, air conditioning. Wide open main floor with suspended ceilings and floor to ceiling windows allowing loads of natural light. Kitchen boasts granite countertops, tiled backsplash, ceiling height cabinets, stainless steel appliances and all centered around a large island. Beautiful hardwood floor throughout, bonus den at the front of the house on the main floor. Upstairs features 3 large bedrooms, a jack and jill bathroom and an oversized primary bedroom with 4 piece ensuite with walk in closet. Basement is finished with another 4 piece bath, bedroom, living room and large storage room. One look at the serene backyard (complete with its own pizza oven!) and you will be sold.

Built in 2004

### Essential Information

MLS® #	E4422277
Price	\$699,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,339
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5088 Thibault Way
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3J3

### **Amenities**

Amenities	Air Conditioner, Front Porch, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Vinyl Windows, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	45
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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