

# \$699,888 - 5088 Thibault Way, Edmonton

MLS® #E4437111

**\$699,888**

4 Bedroom, 3.50 Bathroom, 2,359 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

POND-BACKING in Terwillegar! This BURKE PERRY, R2000-RATED HOME is the perfect fusion of THOUGHTFUL design, SUPERIOR craftsmanship, and UNBEATABLE location. This ENERGY-EFFICIENT MASTERPIECE offers over 3300 sf of finished living space, including 4 bedrooms and 4 bathrooms, with SOARING CEILINGS, including 9' CEILINGS IN THE BASEMENT. Upgrades include FIBERGLASS SHINGLES (2018) w/20-30 yr lifespan, HRV system, TRIPLE PANED WINDOWS, 75-gallon HWT, central A/C, low-maintenance PROFESSIONAL LANDSCAPING with crushed rock, slate and water features, value of over \$100k - complete w/ BACKYARD PIZZA OVEN! The chefâ€™s kitchen features GAS STOVE & S/S built-in appliances, upgraded CUSTOM KITCHEN CRAFT cabinetry, and a MASSIVE GRANITE ISLAND - perfect for entertaining. The primary suite impresses with a SITTING AREA OVERLOOKING THE LAKE, large walk-in closet, and spa-like ensuite. Two additional bedrooms are connected by a Jack & Jill bathroom. F/F basement w/high ceilings, massive rec room, bedroom & bathroom.

Built in 2004

## Essential Information

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Price	\$699,888
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,359
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, Ceiling 9 ft., Deck, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, No Animal Home, No Smoking Home, Green Building, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Fiberglass
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Esther Starkman, W Irwin
Middle	Esther Starkman, AJMacNeil
High	Lillian Osborne, MMM

## Additional Information

Date Listed	May 17th, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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Listing information last updated on May 18th, 2025 at 5:17am MDT