

## **\$774,900 - 1778 Tanager Close, Edmonton**

MLS® #E4446775

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

RAVINE BACKING BUNGALOW WITH WALK-OUT BASEMENT IN IMMACULATE CONDITION! This home is pristine & truly move-in ready with everything already taken care of for you (landscaping, fencing, central a/c, window coverings, etc.)! Main floor with 9ft ceilings is over 1400 sqft with 2 bedrooms (including the primary with massive walk-in closet & stunning 5-piece ensuite), open concept kitchen/living/dining area overlooking the ravine with access to large outdoor balcony, laundry/mud-room, & 4-piece hallway bathroom. Walk-out basement with 9ft ceilings features an expansive rec-room with view of the ravine & access to beautiful backyard & covered patio. 2 large bedrooms, well appointed 4-piece bathroom, & a storage/mechanical room complete the lower level. Located in the sought-after Starling neighbourhood which is uniquely positioned within Edmonton yet also very close to St. Albert. Plenty of nearby walking trails & ponds, with quick access to Big Lake & Lois Hole Centennial Provincial Park. Come view!

Built in 2019

### **Essential Information**

MLS® # E4446775

Price \$774,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,421
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1778 Tanager Close
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0N2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Patio, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, Ravine View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	8
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 12:47pm MDT