# \$325,000 - 6 5260 Terwillegar Boulevard, Edmonton

MLS® #E4432846

#### \$325,000

3 Bedroom, 2.50 Bathroom, 1,269 sqft Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

On a beautiful tree-lined street in the heart of Terwillegar Towne, this charming property is move-in ready and waiting to welcome you home. This 3-bedroom townhome offers a functional layout and low-maintenance living in a great Southwest Edmonton location. The main floor features laminate flooring and an oak kitchen with plenty of cabinet and counter space. Off the dining area, there's a large balcony with a gas line for your BBQ. Upstairs you'll find three bedrooms, primary ensuite and a full bathroom. The double attached garage provides secure parking and extra storage. With no yard to maintain, it's ideal for anyone looking for a simple, easy-to-manage home. Located close to parks, schools, shopping, transit, and scenic neighbourhood walking trailsâ€"this is a great opportunity to get into a well-connected and established community. Welcome home!

Built in 2010

#### **Essential Information**

MLS® # E4432846 Price \$325,000

Bedrooms 3

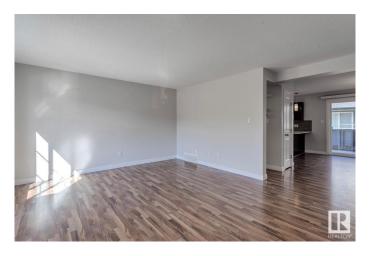
Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,269
Acres 0.00
Year Built 2010

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

# **Community Information**

Address 6 5260 Terwillegar Boulevard

Area Edmonton

Subdivision Terwillegar Towne

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0S1

#### **Amenities**

Amenities Closet Organizers, Deck, No Smoking Home, Parking-Visitor,

Storage-In-Suite

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **School Information**

Elementary Esther Starkman (K-9)
Middle Nellie Carlson (7-9)
High Lillian Osborne (10-12)

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 4

Zoning Zone 14

Condo Fee \$347

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 April 29th, 2025 at 9:47am MDT