

## \$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 trails—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	5
Zoning	Zone 14
Condo Fee	\$347

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