

\$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 |

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 30th, 2025 at 2:47pm MDT