

## **\$423,900 - 6044 South Terwillegar Boulevard, Edmonton**

MLS® #E4442908

**\$423,900**

4 Bedroom, 3.50 Bathroom, 1,247 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Big Style, Smart Value & Space for the Whole Family! This **FOUR BEDROOM (3+1) half duplex** gives you the best of everything—modern design, a fantastic family-focused neighbourhood, and a price that leaves room in your budget for the fun stuff! With 1,247 sq ft of bright, open-concept living space, you’ll love the rich hardwood and a sparkling kitchen w/stainless steel appliances (Gas Stove) and loads of storage and prep space. Upstairs features a spacious primary suite that fits a king bed and private ensuite, two generous sized bedrooms & a full bath. Downstairs? Even more space! A fully finished basement with a fourth bedroom, second ensuite, family room/rec room AND a second kitchen—ideal for guests, teens, or multi-generational living. The sunny fully fenced yard is perfect for summer BBQs. The double detached garage means winter is no problem and AC to keep you cool all summer! Located just steps to parks, schools, trails, Rec Centre and quick Henday access—this home is packed with value and lifestyle!

Built in 2007

### **Essential Information**

MLS® # E4442908

Price \$423,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6044 South Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	5
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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Listing information last updated on June 23rd, 2025 at 9:47am MDT