

## **\$572,500 - 5343 Terwillegar Boulevard, Edmonton**

MLS® #E4444698

### **\$572,500**

4 Bedroom, 3.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to South Terwillegar on Terwillegar Boulevard this 1911 sq ft two storey family home which has all the great home features: first a front covered porch, walk into a living area to one side, and other side a study or office, hardwood flooring leads you a chefs kitchen with quartz counters tops and island, stainless steel appliances, pantry, opens to a dinette, & family room with mantel fireplace, two piece bath and easy out to the deck. Upstairs you'll find large primary bedroom with walk-in closet & four piece ensuite, two more bedrooms and a four piece bath & laundry with new washer & dryer. Downstairs is a recreation room, four piece bath and the fourth bedroom, new hot water tank, new central air conditioner for those hot summer days. South facing back yard has a good size deck leads to a double car garage. Terwillegar BLVD is central to all amenities, good parking & access roads and all major road ways, Terwillegar Re-Center, schools, buses, walking trails, parks, shopping, & 20 minutes to YEG

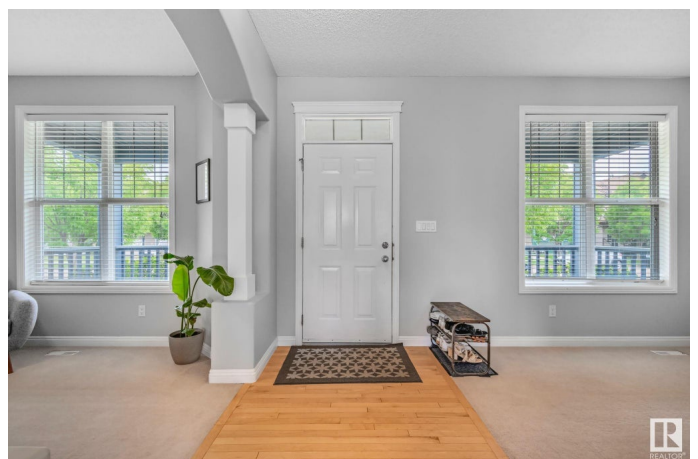
Built in 2004

### **Essential Information**

MLS® # E4444698

Price \$572,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5343 Terwillegar Boulevard |
| Area        | Edmonton                   |
| Subdivision | South Terwillegar          |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6R 3H9                    |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, Wet Bar |
| Parking Spaces | 3                                                                           |
| Parking        | Double Garage Detached                                                      |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 4th, 2025 at 12:48pm MDT