

## \$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 | 12               |
| 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 May 6th, 2025 at 10:17pm MDT