

\$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

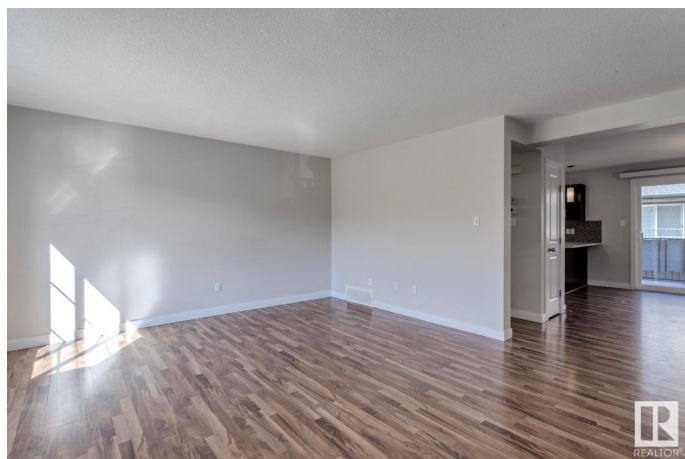
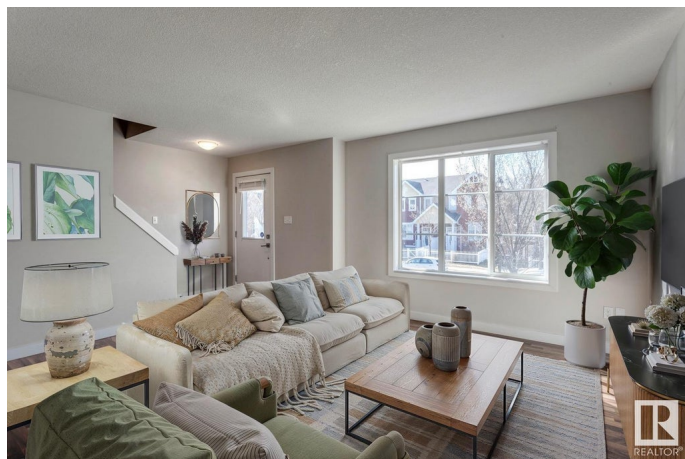
Terwillegar Towne, Edmonton, AB

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	6
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 1st, 2025 at 4:17pm MDT