

# **\$399,900 - 6036 South Terwillegar Boulevard, Edmonton**

MLS® #E4454144

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,244 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

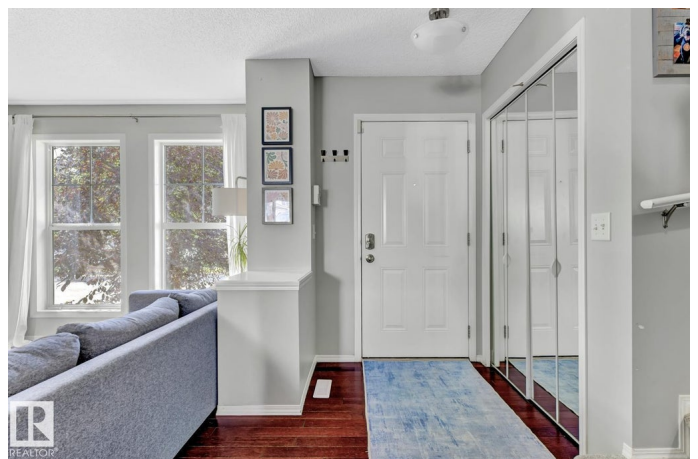
Start your next chapter in this well appointed half duplex home, quietly nestled in the heart of South Terwillegar. Boasting 2+1 beds, 3.5 baths, a fully developed basement & over 1244 SQFT of living space. As you step inside, you will be greeted with an open concept layout showcasing gleaming hardwood floors, large bright windows & a neutral colour pallet. The sleek and stylish kitchen features stainless steel appliances, glass tile backsplash & ample cabinet space. Dual primary bedrooms include upscale ensuites & walk-in closets. Your fully finished basement is home to a spacious 3rd bedroom, 3P bath and modern family room. Top it all off with recently replaced shingles & sump pump. Located within walking distance to Terwillegar Recreation Center, Esther Starkman (K-9) & Lilian Osborne (10-12) schools, shopping centers, restaurants, public transit & all your daily essentials. Conveniently located with quick access to Rabbit Hill Road, Terwillegar Drive & Anthony Henday. This home is turn key for you!

Built in 2007

## **Essential Information**

MLS® # E4454144

Price \$399,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6036 South Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K6

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Smart/Program. Thermostat, Television Connection
Parking	Parking Pad Cement/Paved

### 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, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Monsignor William Irwin
Middle	Archbishop Joseph MacNeil
High	Lillian Osborne High

### Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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Listing information last updated on August 22nd, 2025 at 1:02pm MDT