

## **\$449,000 - 6032 South Terwillegar Boulevard, Edmonton**

MLS® #E4435940

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Single Family, Half Duplex for Sale in South Terwillegar; no condo fees. This fully finished, original owner home is now available and could be the perfect match for you. Double detached garage homes are always very popular with buyer's as they have windows on both sides of the home giving it great natural light throughout and making it feel more like a home. Come inside and you are greeted with an open floor plan that has a massive kitchen and large windows on both front and back. Upstairs features a loft and two large bedrooms. Basement is fully finished with an additional rec room, laundry, bedroom and bath. Out back you will be pleased to see a maintenance free deck, fenced in yard, tiered planters and a double garage. This lot is in a premium location with almost direct access to community walking trails and less density on front street parking than other duplex options. The community is also spoiled with many amenities from km's of walking trails, stores, restaurants, parks, ponds, schools and more.

Built in 2007

### **Essential Information**

MLS® # E4435940

Price \$449,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,169
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6032 South Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K6

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 11th, 2025  
Days on Market                6  
Zoning                              Zone 14  
HOA Fees                         137  
HOA Fees Freq.                Annually

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Listing information last updated on May 17th, 2025 at 9:17pm MDT