

## **\$439,900 - 6042 South Terwillegar Boulevard, Edmonton**

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MLS® #E4433159

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Stylish and move-in ready! This gorgeous half duplex in Terwillegar South offers an open-concept main floor with gleaming hardwood floors throughout the bright living room and spacious eat-in kitchen. A convenient 2-piece powder room completes this level. Upstairs, youâ€™ll find three comfortable bedrooms, including a primary suite with a private 3-piece ensuite, plus a second full bathroom for the family. The basement is partially developed with a versatile rec room â€“ perfect for movie nights, a gym, or a play area. Enjoy peace of mind with a fully landscaped yard, complete with a finished deck, fencing, and a double garage. Ideally located near excellent schools, the Terwillegar Recreation Centre, parks, and just minutes to the Whitemud and Anthony Henday for easy commuting. A fantastic opportunity to live in a vibrant, family-friendly community!



Built in 2007

### **Essential Information**

MLS® #	E4433159
Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,215
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6042 South Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 28th, 2025
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Days on Market 8

Zoning Zone 14

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