

## **\$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 |
|-------------|------------------|

Days on Market 2

Zoning Zone 14

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Listing information last updated on April 30th, 2025 at 6:32am MDT