

## **\$315,000 - 68 3075 Trelle Crescent, Edmonton**

MLS® #E4433740

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,225 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Sharing a new listing that might be of interest: a park-facing townhouse in Terwillegar. This home boasts a front entrance and yard that directly accesses the urban park. The main floor features a desirable great room concept, with an open kitchen, living, and dining area that enjoys sunny east exposure overlooking the park. The kitchen includes a large breakfast bar and a recently updated dishwasher with west facing windows. A convenient two-piece bathroom is also located on this level. Upstairs, you'll find a unique layout with two very spacious primary bedrooms, each complete with its own four-piece ensuite bathroom. Additionally, there's an open den or study area on this floor. The basement provides a double attached garage with direct entry to a mudroom/boot room with laundry and the mechanical room. The home features hard surface flooring throughout for easy maintenance. Please note that pets are allowed with Board Approval, with a limit of one pet per unit and a maximum weight of 20 lbs.

Built in 2005

### **Essential Information**

MLS® # E4433740

Price \$315,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,225             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 68 3075 Trelle Crescent |
| Area        | Edmonton                |
| Subdivision | Terwillegar Towne       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 3V5                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Backs Onto Park/Trees, Fenced |
| Roof              | Asphalt Shingles              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | E. Starkman, M. W. Irvin   |
| Middle     | E. Starkman, A. J. MacNeil |
| High       | L. Osborne, M. M. Mary     |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 33            |
| Zoning         | Zone 14       |
| Condo Fee      | \$330         |

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 June 3rd, 2025 at 9:02am MDT