

## \$319,900 - 54 3075 Trelle Crescent, Edmonton

MLS® #E4433128

**\$319,900**

2 Bedroom, 2.50 Bathroom, 1,229 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Amazing move in ready townhouse in desirable Terwillegar Towne! Recently renovated with new lighting, flooring and blinds! Features TWO spacious primary suites, each with an ensuite. Enjoy life in this safe family friendly neighbourhood, just steps from peaceful green space and parks, Terwillegar Rec Center, farmerâ€™s market, Leger transit station, excellent schools and other amenities. With easy access to the Whitemud, Anthony Henday and 23rd Avenue, this is a prime location! Double attached garage with Visitor Parking, front patio space and bbq pad just add to the value of this property. Flooded with natural light daily, this is a great place to call home!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433128  |
| Price          | \$319,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,229     |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54 3075 Trelle Crescent |
| Area        | Edmonton                |
| Subdivision | Terwillegar Towne       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 3V5                 |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 14          |

|                |          |
|----------------|----------|
| HOA Fees       | 138      |
| HOA Fees Freq. | Annually |
| 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 May 1st, 2025 at 7:02am MDT