

## \$459,500 - 3036 Trelle Crescent, Edmonton

MLS® #E4448074

**\$459,500**

4 Bedroom, 3.50 Bathroom, 1,384 sqft  
Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Located in the charming community of Terwillegar Towne, this beautiful 2-storey single detached home offers a perfect blend of comfort and functionality. The welcoming front porch invites you into a bright main floor, where a large south-facing window fills the living room with natural light, highlighting the rich hardwood flooring. Ceramic tile accents the kitchen, dining area, & powder room for a clean & durable finish. Upstairs, you'll find a spacious primary bed with a 4-pc ensuite, 2 additional beds, & another full 4-pc bath. The fully finished basement extends your living space with a large family room, a 4th bed, yet another 4-pc bath, & a combined laundry/mechanical room. Recent upgrades include BRAND NEW KITCHEN APPLIANCES, NEWER PAINT, NEW CARPET, & NEWER ROOF SHINGLES. Enjoy the cozy backyard with a deck, plus a double detached garage accessible via the rear lane. Just minutes' walk distance to Terwillegar Recreation Centre, Lillian Osborne High School, and Leger Transit Centre.

Built in 2004

### Essential Information

MLS® #	E4448074
Price	\$459,500



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3036 Trelle Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3M8

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch, Guest Suite
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Paved Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 16th, 2025

Days on Market                3

Zoning                            Zone 14

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