

## **\$399,000 - 5990 South Terwillegar Boulevard, Edmonton**

MLS® #E4460359

**\$399,000**

2 Bedroom, 2.50 Bathroom, 1,240 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

STYLISH & SOPHISTICATED, there is nothing cookie cutter about this stunning home! A 1240 sqft half duplex in South Terwillegar which offers modern living at an affordable price with NO CONDO FEES. Every detail impresses: brand new flooring flows through the open concept floor plan that is sun-drenched by south-facing windows. The showpiece kitchen dazzles w/ quartz counters, two-toned cabinetry, & a striking custom hex-tile backsplash. The butcher block island, new stainless steel appliances, & sleek coffee bar w/ built-in charging station add to its WOW factor. All bathrooms have been tastefully renovated, setting a refined tone throughout. Upstairs, enjoy a versatile bonus room (easily convertible to a 3rd bedroom) & a dreamy primary suite with a custom feature wall, walk-in closet, & private 3pc ensuite. Outside, entertain on the oversized deck, garden in built-in planters, & park in your brand new double car garage. Across from scenic trails & a serene storm pond ~ urban living with a touch of nature!

Built in 2007

### **Essential Information**

MLS® # E4460359

Price \$399,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,240         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 5990 South Terwillegar Boulevard |
| Area        | Edmonton                         |
| Subdivision | South Terwillegar                |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6R 0K4                          |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Front Porch, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Detached                                                         |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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 | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 14           |
| HOA Fees       | 125               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 30th, 2025 at 10:02pm MDT