

# **\$309,900 - 61 3075 Trelle Crescent, Edmonton**

MLS® #E4435152

**\$309,900**

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Have you been looking for the perfect place to call your own?! Welcome to this BRIGHT & SPACIOUS townhome complete with double primary suites upstairs, a DOUBLE ATTACHED GARAGE, a peaceful front yard facing a quiet GREEN SPACE, all at a remarkable value in the heart of Terwillegar Towne! Make your way through the front door & notice all the NATURAL LIGHT that floods in from the large windows front to back. Your open concept of living space provides plenty of opportunities to host family & friends alike while you still feeling a part of the action no matter if you're cooking or in the living room. Your living space flows out onto your front yard, which is right on a quiet green space, so no neighbours looking right into your property from here! Upstairs you will find two large primary bedrooms, each with their own 4pc ENSUITES & WALK-IN CLOSETS! Your basement has plenty of storage and access from your own double attached garage! Walk to the trails, Remedy, Café, shopping, & the gym. Welcome HOME!!!

Built in 2005

## **Essential Information**

MLS® # E4435152

Price \$309,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	61 3075 Trelle Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V5

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor
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	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	45
Zoning	Zone 14
Condo Fee	\$330

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