

# **\$330,000 - 18 5281 Terwillegar Boulevard, Edmonton**

MLS® #E4451397

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

INVESTOR DELIGHT! Tenanted plus!  
INVESTORS ONLY Terrific opportunity for the  
beginner to seasoned real estate investor!  
Looking to the future with this terrific unit.  
Leased until March, 2026 with professional  
rental management if you prefer! Fantastic 3  
bedroom 2.5 bathroom townhouse with a  
touch of sophistication curb appeal and superb  
Terwillegar location, just steps from the town  
center shops, fenced yard, single detached  
garage, 6 appliances. \*\*Tenanted with a  
reliable, working tenant that wants to stay put  
past the current lease end.\*\* Spacious and  
bright floor plan, quick access to the Henday  
and over 1200 square feet sets this unit apart  
from many and the Village at Terwillegar  
Towne condominium corporation is healthy  
and well managed. Tenants like to live in this  
location because of the closeness of the  
Terwillegar Towne Shops and the many  
activities that are so relatively close. Super  
easy to step in and increase your portfolio.  
Priced to sell. Come by to buy!

Built in 2005

## **Essential Information**

MLS® # E4451397

Price \$330,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,235             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 18 5281 Terwillegar Boulevard |
| Area        | Edmonton                      |
| Subdivision | South Terwillegar             |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6R 0C5                       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Corner                                                                                                          |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 84               |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$580            |

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