

\$539,900 - 3173 Trelle Loop, Edmonton

MLS® #E4448421

\$539,900

4 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Beautiful 2-storey walkout home in Terwillegar Towne, backing directly onto green space and walking trails with a deep, fully fenced backyard. Offers over 2300 sqft of living space and an oversized attached single garage. The main floor features a bright open layout with large windows, cozy gas fireplace, and convenient laundry room with built-in cabinets, desk, and integrated recycling station. Upstairs offers three bedrooms and two full bathrooms, including a spacious primary with ensuite. The fully finished walkout basement is perfect for guests or extended family, complete with a bedroom, 3-pc bath, wet bar, and full-size fridge. Recent upgrades include a new roof (2025), quartz kitchen countertops (2025), and a new deck with privacy screens (2023) plus natural gas BBQ hookup. The landscaped backyard is fully fenced and features a small outdoor playground, perfect for families with kids. Walk to schools, parks, spray park, Rec Centre & Leger Transit. Quick access to Henday, Terwillegar Dr & 23 Ave.

Built in 2006

Essential Information

MLS® # E4448421

Price \$539,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3173 Trelle Loop
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0A2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	ESTHER STARKMAN SCHOOL
Middle	ESTHER STARKMAN SCHOOL
High	LILLIAN OSBORNE SCHOOL

Additional Information

Date Listed	July 17th, 2025
Days on Market	15
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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 August 1st, 2025 at 7:47am MDT