

# **\$346,800 - 11 5260 Terwillegar Boulevard, Edmonton**

MLS® #E4452229

**\$346,800**

3 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

On a quiet tree-lined street in the family friendly community of TERWILLEGAR TOWNE, this OUTSTANDING 3-bedroom townhome is only steps to the Esther Starkman School and playground. The open plan features a LARGE living room, a functional kitchen with a breakfast bar, a generous eating area, a HUGE deck off the kitchen with a BBQ hook-up, and big windows that flood the home with natural light! The upper level includes a spacious master bedroom with a 3-piece ensuite and 2 good sized additional bedrooms for easy family living. The lower level provides direct access to the double attached garage and a convenient laundry area. In the much desired area of RIVERBEND, the condo allows entry to GREAT SCHOOLS, public transportation, and shopping with easy access to the U of A, Downtown, and both the Whitemud and Anthony Henday Freeways. THIS IS WHERE YOU WANT TO LIVE!

Built in 2010

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4452229  |
| Price     | \$346,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,254             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 11 5260 Terwillegar Boulevard |
| Area        | Edmonton                      |
| Subdivision | Terwillegar Towne             |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6R 0S1                       |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached                                  |

### 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           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 14          |
| Condo Fee      | \$347            |

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Listing information last updated on August 17th, 2025 at 1:02am MDT