

\$405,000 - 6032 South Terwillegar Boulevard, Edmonton

MLS® #E4439124

\$405,000

3 Bedroom, 3.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Single Family, Half Duplex for Sale in South Terwillegar; no condo fees. This fully finished, original owner home is now available and could be the perfect match for you. Double detached garage homes are always very popular with buyer's as they have windows on both sides of the home giving it great natural light throughout and making it feel more like a home. Come inside and you are greeted with an open floor plan that has a massive kitchen and large windows on both front and back. Upstairs features a loft and two large bedrooms. Basement is fully finished with an additional rec room, laundry, bedroom and bath. Out back you will be pleased to see a maintenance free deck, fenced in yard, tiered planters and a double garage. This lot is in a premium location with almost direct access to community walking trails and less density on front street parking than other duplex options. The community is also spoiled with many amenities from km's of walking trails, stores, restaurants, parks, ponds, schools and more.

Built in 2007

Essential Information

MLS® # E4439124

Price \$405,000

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,169 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 6032 South Terwillegar Boulevard |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0K6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Front Porch |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 14 |
| HOA Fees | 137 |
| 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 June 17th, 2025 at 7:47pm MDT