

## \$438,500 - 5946 South Terwillegar Boulevard, Edmonton

MLS® #E4433606

**\$438,500**

4 Bedroom, 3.50 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Open-concept living in the desirable South Terwillegar community on a beautiful reverse pie-shaped lot! Offering approximately 1,800 sqft of fully finished living space, this well-maintained half duplex has a ton to offer. The main floor features a spacious kitchen with SS appliances, a large island & a bright dining area that flows into a sun-filled living room thanks to the abundance of windows. Upstairs one will find newer Luxury Vinyl Plank flooring throughout, two good sized spare bedrooms & a primary suite complete with a walk in closet & 3-pc ensuite. The professionally finished basement adds even more versatility with a fourth bedroom, large rec room, bar & 3-pc bathroom—perfect for guests or extra living space. Enjoy the summer on your composite deck overlooking the large backyard. Double detached garage equipped with a full driveway for extra parking. New roof in 2023, 400 sqm lot, walking trails & pond nearby!

Built in 2006

### Essential Information

MLS® #	E4433606
Price	\$438,500
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5946 South Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0A6

### Amenities

Amenities	On Street Parking, Deck, Wet Bar, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, 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, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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