

# **\$399,000 - 5990 South Terwillegar Boulevard, Edmonton**

MLS® #E4460359

**\$399,000**

2 Bedroom, 2.50 Bathroom, 1,240 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

STYLISH & SOPHISTICATED, there is nothing cookie cutter about this stunning home! A 1240 sqft half duplex in South Terwillegar which offers modern living at an affordable price with NO CONDO FEES. Every detail impresses: brand new flooring flows through the open concept floor plan that is sun-drenched by south-facing windows. The showpiece kitchen dazzles w/ quartz counters, two-toned cabinetry, & a striking custom hex-tile backsplash. The butcher block island, new stainless steel appliances, & sleek coffee bar w/ built-in charging station add to its WOW factor. All bathrooms have been tastefully renovated, setting a refined tone throughout. Upstairs, enjoy a versatile bonus room (easily convertible to a 3rd bedroom) & a dreamy primary suite with a custom feature wall, walk-in closet, & private 3pc ensuite. Outside, entertain on the oversized deck, garden in built-in planters, & park in your brand new double car garage. Across from scenic trails & a serene storm pond ~ urban living with a touch of nature!

Built in 2007

## **Essential Information**

MLS® # E4460359

Price \$399,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5990 South Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K4

### Amenities

Amenities	Closet Organizers, Deck, Front Porch, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Detached

### 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	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Zoning	Zone 14
HOA Fees	125
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 October 2nd, 2025 at 10:18am MDT