

Courtesy Of Eddy A D'Ambrosio Of RE/MAX Elite

## \$299,800 - 9 3075 Trelle Crescent, Edmonton

MLS® #E4435312

**\$299,800**

2 Bedroom, 2.50 Bathroom, 1,084 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

This is one you are not going to want to miss! This 2 Primary Suite ( 2 bedrooms, each with ensuite bathroom ) Townhouse in the desirable Terwillegar Towne neighbourhood is Renovated and ready to impress! nearly 1100 square feet with additional room in the basement to set up an office, or as it sits have a great mudroom, storage room, laundry room adjacent to access to the DOUBLE ATTACHED GARAGE! The kitchen here has been completely renovated with high end GEM cabinets, quartz countertops, Silgranite undermount sink, Stainless Appliances including the dual oven, and stunning blue tile backsplash. You'll also appreciate the updated light fixtures, flooring, paint, and overall just how well cared for this home is. Mosaic Terwillegar Towne is close to the Rec Centre / public transit station, great shopping and amenities, quick access to Terwillegar Drive, and of course all of the amazing amenities Terwillegar has to offer including beautiful parks, trails, and great schools.

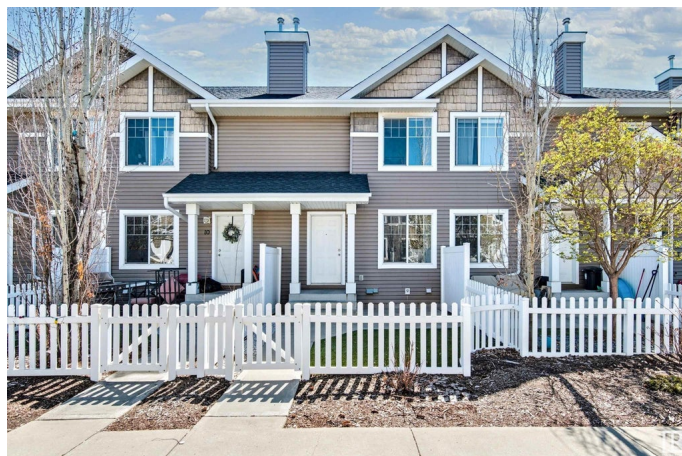
Built in 2005

### Essential Information

MLS® # E4435312

Price \$299,800

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,084             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9 3075 Trelle Crescent |
| Area        | Edmonton               |
| Subdivision | Terwillegar Towne      |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 3V5                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Exterior Walls- 2"x6", No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 14       |
| HOA Fees       | 138           |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$330         |

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Listing information last updated on May 12th, 2025 at 12:32pm MDT