

\$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	38
Zoning	Zone 14
Condo Fee	\$347

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 September 14th, 2025 at 8:02pm MDT