

\$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 | 10 |
| Zoning | Zone 14 |
| HOA Fees | 138 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 11th, 2025 at 3:32pm MDT