# \$470,000 - 1931 Tomlinson Crescent, Edmonton

MLS® #E4446093

#### \$470,000

3 Bedroom, 2.50 Bathroom, 1,390 sqft Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this cozy two storey 3 bedroom family home. The inviting front veranda overlooks a quiet tree lined street in the heart of Terwillegar Towne. The living room is spacious with a gas fireplace and opens to the kitchen and dining area. Comes with all appliances including some furniture that is negotiable. The laundry is located upstairs along with 3 bedrooms and full bath. The primary suite can easily accommodate a king size bed and has an ensuite with shower and walk in closet. The basement is unspoiled and is laid out well for future development and the carpet pads will stay with the home. The backyard is fully landscaped with gorgeous trees for added privacy, and a huge deck with gas line to a BBQ. The double detached garage is insulated, heated, and equipped with a 220V outlet making it ready for electric vehicle charging. Shingles were replaced in 2021. Located close to many wonderful schools, Rec Center, and shopping nearby. It is the perfect place to call home!



# **Essential Information**

MLS® # E4446093 Price \$470,000

Bedrooms 3





Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,390 Acres 0.00 Year Built 2001

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1931 Tomlinson Crescent

Area Edmonton

Subdivision Terwillegar Towne

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 2T5

### **Amenities**

Amenities Deck, Detectors Smoke, Front Porch

Parking Spaces 4

Parking 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Rear

**Drive Access** 

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Fla

Landscape, Playground Ne

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Esther Starkman, MW Irwin

Middle Esther Starkman ,AJM High Lilian Osbourne, MMM

### **Additional Information**

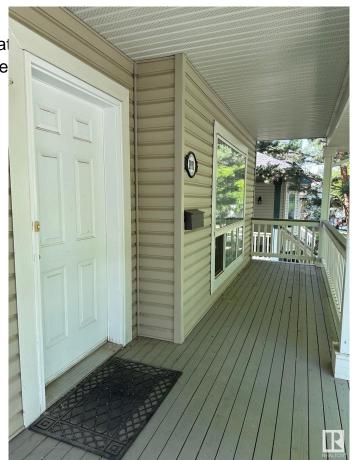
Date Listed July 5th, 2025

Days on Market 12

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually



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