

## \$459,000 - 3032 Trelle Crescent, Edmonton

MLS® #E4451578

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Located in the heart of Terwillegar Towne, this lovingly maintained family home offers over 1,700 sq.ft. of warm, functional living space. The open-concept main floor is filled with natural light and features a welcoming living and dining area that flows into a spacious kitchen with oak cabinetry, stainless steel appliances, and a WALK-IN pantry. Upstairs, you'll find a generous primary bedroom with a WALK-IN closet, TWO additional bedrooms, and a 4-PIECE bath. The FINISHED BASEMENT adds extra versatility with a large rec room or home office, a 3-piece bathroom, and a separate laundry area. Outside, enjoy a private backyard with a large deck ideal for summer BBQs, a mature fruit tree, and an oversized double garage with room for storage or hobbies. RECENT UPGRADES include the roof (2022), furnace (2019), main floor flooring (2022), washer & dryer (2020), range (2020). Conveniently located close to schools, parks, the Terwillegar Rec Centre, and public transit.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451578  |
| Price     | \$459,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3032 Trelle Crescent |
| Area        | Edmonton             |
| Subdivision | Terwillegar Towne    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3M8              |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, Detectors Smoke, Patio, See Remarks |
| Parking   | Double Garage Detached, Over Sized        |

### Interior

|              |                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave 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 | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 70               |
| Zoning         | Zone 14          |
| HOA Fees       | 120              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on October 16th, 2025 at 12:32pm MDT