

\$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	1
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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 May 2nd, 2025 at 1:32am MDT