

## \$539,900 - 3173 Trelle Loop, Edmonton

MLS® #E4448421

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Beautiful 2-storey walkout home in Terwillegar Towne, backing directly onto green space and walking trails with a deep, fully fenced backyard. Offers over 2300 sqft of living space and an oversized attached single garage. The main floor features a bright open layout with large windows, cozy gas fireplace, and convenient laundry room with built-in cabinets, desk, and integrated recycling station. Upstairs offers three bedrooms and two full bathrooms, including a spacious primary with ensuite. The fully finished walkout basement is perfect for guests or extended family, complete with a bedroom, 3-pc bath, wet bar, and full-size fridge. Recent upgrades include a new roof (2025), quartz kitchen countertops (2025), and a new deck with privacy screens (2023) plus natural gas BBQ hookup. The landscaped backyard is fully fenced and features a small outdoor playground, perfect for families with kids. Walk to schools, parks, spray park, Rec Centre & Leger Transit. Quick access to Henday, Terwillegar Dr & 23 Ave.

Built in 2006

### Essential Information

MLS® # E4448421

Price \$539,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3173 Trelle Loop
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0A2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	ESTHER STARKMAN SCHOOL
Middle	ESTHER STARKMAN SCHOOL
High	LILLIAN OSBORNE SCHOOL

### Additional Information

Date Listed	July 17th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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