

## \$314,900 - 49 3075 Trelle Crescent, Edmonton

MLS® #E4444248

**\$314,900**

2 Bedroom, 2.50 Bathroom, 1,237 sqft  
Condo / Townhouse on 0.00 Acres

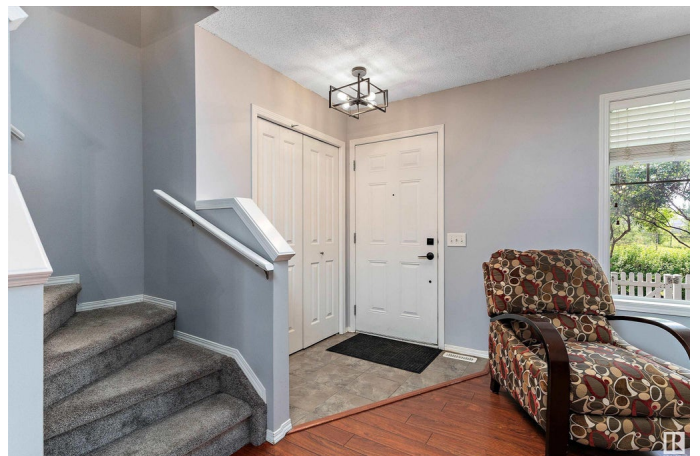
Terwillegar Towne, Edmonton, AB

This beautiful two-story townhouse in Terwillegar Towne overlooks a green space and is just a short walk from the Rec Centre, seasonal farmers' market, and transit station. With over 1,230 square feet of living space—plus additional storage and laundry in the basement—and a double attached garage, this home is move-in ready. The open-concept main floor is spacious and welcoming, featuring a large living room, powder room, and an oversized eat-in kitchen with ample storage, new stainless steel appliances, a pantry, and a central island for meal prep. Upstairs, you'll find two generous primary bedrooms—each with its own walk-in closet and a private 4-piece en-suite bathroom. Enjoy the sunny front yard with a patio, perfect for relaxing or barbecuing. Ideally located close to all of life's essentials, with quick access to the Anthony Henday and Whitemud freeways, making commuting around the city a breeze. Quick possession available—this home is a must-see!

Built in 2005

### Essential Information

MLS® #	E4444248
Price	\$314,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	49 3075 Trelle Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V5

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape,

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 25th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$330

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