

## \$459,500 - 3036 Trelle Crescent, Edmonton

MLS® #E4448074

**\$459,500**

4 Bedroom, 3.50 Bathroom, 1,384 sqft  
Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Located in the charming community of Terwillegar Towne, this beautiful 2-storey single detached home offers a perfect blend of comfort and functionality. The welcoming front porch invites you into a bright main floor, where a large south-facing window fills the living room with natural light, highlighting the rich hardwood flooring. Ceramic tile accents the kitchen, dining area, & powder room for a clean & durable finish. Upstairs, you'll find a spacious primary bed with a 4-pc ensuite, 2 additional beds, & another full 4-pc bath. The fully finished basement extends your living space with a large family room, a 4th bed, yet another 4-pc bath, & a combined laundry/mechanical room. Recent upgrades include BRAND NEW KITCHEN APPLIANCES, NEWER PAINT, NEW CARPET, & NEWER ROOF SHINGLES. Enjoy the cozy backyard with a deck, plus a double detached garage accessible via the rear lane. Just minutes' walk distance to Terwillegar Recreation Centre, Lillian Osborne High School, and Leger Transit Centre.

Built in 2004

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4448074  |
| Price  | \$459,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,384                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3036 Trelle Crescent |
| Area        | Edmonton             |
| Subdivision | Terwillegar Towne    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3M8              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Front Porch, Guest Suite |
| Parking   | Double Garage Detached                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Paved Lane, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 16th, 2025

Days on Market                2

Zoning                            Zone 14

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Listing information last updated on July 18th, 2025 at 7:02am MDT