

## \$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	1
Zoning	Zone 14
HOA Fees	120
HOA Fees Freq.	Annually

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