

## \$234,900 - 312 5280 Terwillegar Boulevard, Edmonton

MLS® #E4432269

**\$234,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Immaculate 2-bedrooms, 2-bath apartment at 5280 Terwillegar Blvd (2005 year built), SW Edmonton. Move-in ready with New flooring, paint, vanity and faucets were just installed! Ready to move in with Quick possession. Features: spacious bedrooms, 2 full baths, open concept living room with Vaulted 10 ft ceilings, in-suite laundry with brand new machines, balcony/patio, modern finishes, abundant natural light with SW exposure, storage unit and Underground Titled Parking. Condo fees 498.61+power. Prime location of Terwillegar Towne - near best shopping centres and convenience stores/luxury coffee shops, top rated schools & daycares, walking/biking trails and parks (dog park nearby), and public transit (bus stop at the door steps). Only a 20-minute drive to the Edmonton International Airport (YEG). Ideal for young professionals, or as a starter home for young family or investment in the best SW Edmonoton area.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432269  |
| Price     | \$234,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 872                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 312 5280 Terwillegar Boulevard |
| Area        | Edmonton                       |
| Subdivision | Terwillegar Towne              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 3T9                        |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Storage Cage                 |
| Parking   | Heated, Parkade, Underground |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water                                                                     |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                      |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stone, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 55               |
| Zoning         | Zone 14          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$499            |

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Listing information last updated on June 16th, 2025 at 11:02am MDT