

## \$349,000 - 9135 Scott Crescent, Edmonton

MLS® #E4450591

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Nestled in one of SW Edmonton's most vibrant and family-focused neighbourhoods, this South Terwillegar gem offers unmatched value and comfort. With 1350 SF of thoughtfully designed space, 3 bedrooms, and 2.5 baths, it's the ideal backdrop for your next chapter. Hardwood and tile flooring add a touch of sophistication, while cozy carpeted bedrooms invite rest and relaxation. The open main floor flows effortlessly into a sunny backyard which is perfect for pets, playdates, or quiet morning coffee. An attached garage keeps life convenient year-round, and the unfinished basement is a blank canvas ready for your growing needs. Just minutes from schools, splash parks, walking trails, and Terwillegar Rec Centre, this home delivers lifestyle, location, and the kind of opportunity that doesn't come often.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450591  |
| Price          | \$349,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,350     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2006          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9135 Scott Crescent |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0E5             |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Closet Organizers, Deck, Hot Water Natural Gas |
| Parking   | Single Garage Attached                         |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

Days on Market 3

Zoning Zone 14

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