

# **\$330,000 - 18 5281 Terwillegar Boulevard, Edmonton**

MLS® #E4451397

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,235 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

INVESTOR DELIGHT! Tenanted plus!  
INVESTORS ONLY Terrific opportunity for the beginner to seasoned real estate investor! Looking to the future with this terrific unit. Leased until March, 2026 with professional rental management if you prefer! Fantastic 3 bedroom 2.5 bathroom townhouse with a touch of sophistication curb appeal and superb Terwillegar location, just steps from the town center shops, fenced yard, single detached garage, 6 appliances. \*\*Tenanted with a reliable, working tenant that wants to stay put past the current lease end.\*\* Spacious and bright floor plan, quick access to the Henday and over 1200 square feet sets this unit apart from many and the Village at Terwillegar Towne condominium corporation is healthy and well managed. Tenants like to live in this location because of the closeness of the Terwillegar Towne Shops and the many activities that are so relatively close. Super easy to step in and increase your portfolio. Priced to sell. Come by to buy!

Built in 2005

## **Essential Information**

MLS® #	E4451397
Price	\$330,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	18 5281 Terwillegar Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0C5

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$580

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 9th, 2025 at 2:32am MDT