

## \$289,500 - 35 3075 Trelle Crescent, Edmonton

MLS® #E4456795

**\$289,500**

2 Bedroom, 1.50 Bathroom, 1,068 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this Super Clean, Freshly Painted, 2-Bdrm, 2-Bath, PET FRIENDLY TOWNHOUSE w/a Double Attached Insulated & Drywalled Garage w/well over 1067Sq.Ft of Living Space w/a large front PATIO SEATING AREA in the complex "MOSIAC TERWILLEGAR TOWNE!" The unit has ENGINEERED HARDWOOD throughout the main & upper floor w/a good sized living room, dining room, Kitchen with 4-S/STEEL Appliances and a Breakfast Nook for extra seating & a 2pc Powder Room. The upper floor has 2-Large Bedrooms both with WALK-IN CLOSETS & a Jack/Jill Door to the full 4pc Bathroom. The Basement has the washer & dryer with plenty of storage space and a separate furnace & HWT area with access to the double attached garage. Great family neighborhood with walking distance to ETS, Schools, shops, Terwillegar Rec Centre, Walking Trails and the Anthony Henday.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456795  |
| Price      | \$289,500 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,068             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 3075 Trelle Crescent |
| Area        | Edmonton                |
| Subdivision | Terwillegar Towne       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 3V5                 |

### Amenities

|                |                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                                                                        |
| Parking        | Double Garage Attached, Insulated, Rear Drive Access, See Remarks                                                                                                                                        |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                                             |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | E. STARKMAN!    |
| Middle     | E. STARKMAN!    |
| High       | L. OZBORNE! MMM |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 14             |
| HOA Fees       | 138                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$350               |

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Listing information last updated on October 19th, 2025 at 5:02am MDT