

Courtesy Of Kira Harrington Of Rimrock Real Estate

## **\$575,000 - 5338 Terwillegar Boulevard, Edmonton**

MLS® #E4452551

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

TERWILLEGAR TOWNE BEAUTY! This JAYMAN built looks like a SHOWHOME. Renovated w/ NO DETAIL OVERLOOKED! Amazing layout w/ SO MUCH NATURAL LIGHT! HIGH END designer finishes throughout! Main floor has 9FT ceilings, LED lights, flat ceilings, beautiful flooring, & huge windows! OPEN & AIRY w/ STUNNING kitchen w/ Solid custom cabinetry, Quartz, custom waterfall eating bar, & PROF. Grade appl.! Cozy living room w/ MARBLE gas f/p. Functional back entry w/ direct access to powder room. Upstairs has 3 HUGE beds. Master suite w/ walk-in & large, bright ENSUITE! Two other beds have custom built-ins. UPPER LAUNDRY w/ NEW washer/dryer. FIN.BSMT (w/permits) is Industrial Chic w/ huge rec room, 4th bed, tech space & generous storage room. Large backyard w/privacy screen, artificial grass in front, 22x19 garage PLUS possible RV parking! Way too many upgrades to list - incl BRAND NEW ROOF (2025), HWT (2022)! WALKING to TOP SCHOOLS, shops & parks. Come live in an award winning family neighborhood. MUST SEE TO BELIEVE!

Built in 2004

### **Essential Information**

MLS® #

E4452551



|                |                        |
|----------------|------------------------|
| Price          | \$575,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,919                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5338 Terwillegar Boulevard |
| Area        | Edmonton                   |
| Subdivision | Terwillegar Towne          |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6R 3H8                    |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Fireplace         | Yes                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                            |
| Stories           | 3                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                      |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                               |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lilian Osborne  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 14           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 22nd, 2025 at 5:47pm MDT