

## **\$470,000 - 1931 Tomlinson Crescent, Edmonton**

MLS® #E4446093

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this cozy two storey 3 bedroom family home. The inviting front veranda overlooks a quiet tree lined street in the heart of Terwillegar Towne. The living room is spacious with a gas fireplace and opens to the kitchen and dining area. Comes with all appliances including some furniture that is negotiable. The laundry is located upstairs along with 3 bedrooms and full bath. The primary suite can easily accommodate a king size bed and has an ensuite with shower and walk in closet. The basement is unspoiled and is laid out well for future development and the carpet pads will stay with the home. The backyard is fully landscaped with gorgeous trees for added privacy, and a huge deck with gas line to a BBQ. The double detached garage is insulated, heated, and equipped with a 220V outlet making it ready for electric vehicle charging. Shingles were replaced in 2021. Located close to many wonderful schools, Rec Center, and shopping nearby. It is the perfect place to call home!

Built in 2001

### **Essential Information**

MLS® # E4446093

Price \$470,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1931 Tomlinson Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2T5

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Esther Starkman, MW Irwin
Middle	Esther Starkman ,AJM
High	Lilian Osbourne, MMM

### Additional Information

Date Listed	July 5th, 2025
Days on Market	8
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually



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