

# **\$309,900 - 61 3075 Trelle Crescent, Edmonton**

MLS® #E4435152

**\$309,900**

2 Bedroom, 2.50 Bathroom, 1,222 sqft  
Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Have you been looking for the perfect place to call your own?! Welcome to this BRIGHT & SPACIOUS townhome complete with double primary suites upstairs, a DOUBLE ATTACHED GARAGE, a peaceful front yard facing a quiet GREEN SPACE, all at a remarkable value in the heart of Terwillegar Towne! Make your way through the front door & notice all the NATURAL LIGHT that floods in from the large windows front to back. Your open concept of living space provides plenty of opportunities to host family & friends alike while you still feeling a part of the action no matter if you're cooking or in the living room. Your living space flows out onto your front yard, which is right on a quiet green space, so no neighbours looking right into your property from here! Upstairs you will find two large primary bedrooms, each with their own 4pc ENSUITES & WALK-IN CLOSETS! Your basement has plenty of storage and access from your own double attached garage! Walk to the trails, Remedy, Café, shopping, & the gym. Welcome HOME!!!

Built in 2005

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4435152  |
| Price  | \$309,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,222             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 61 3075 Trelle Crescent |
| Area        | Edmonton                |
| Subdivision | Terwillegar Towne       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 3V5                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 14       |
| Condo Fee      | \$330         |

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Listing information last updated on June 17th, 2025 at 6:17am MDT