

## \$758,000 - 5115 Terwillegar Boulevard, Edmonton

MLS® #E4449871

**\$758,000**

5 Bedroom, 3.50 Bathroom, 2,484 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

This beautifully renovated 5-bedroom home in desirable Terwillegar offers nearly 2,500 square feet of upscale living space. From the moment you step inside, you'll notice the modern upgrades throughout including a fully updated kitchen with high-end cabinetry, quartz countertops, new appliances, and luxury vinyl plank flooring that continues into the refreshed bathrooms. The spacious and functional layout includes a main floor flex room, a cozy living room with remote-controlled fireplace, a bonus room upstairs, and a fully finished basement with insulated Dricore flooring, soundproofing, and a large rec room. Thoughtful extras include a new 60-gallon hot water tank, in-ceiling audio, CAT6 wiring, built-in vacuum system, Hunter Douglas blinds, and permanent Gemstone LED lighting. The large backyard features a covered deck with a BBQ gas line. This home offers the perfect blend of luxury, comfort, and convenience, ready for quick possession!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449871  |
| Price     | \$758,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,484                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5115 Terwillegar Boulevard |
| Area        | Edmonton                   |
| Subdivision | South Terwillegar          |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6R 3P1                    |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Low Flw/Dual Flush Toilet, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                       |
| Parking        | Double Garage Attached, Insulated                                                                                                                       |

### Interior

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

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Nellie Carlson |
| Middle     | Nellie Carlson |
| High       | Lilian Osborne |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 14         |

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 1st, 2025 at 12:17pm MDT