

## **\$305,000 - 68 3075 Trelle Crescent, Edmonton**

MLS® #E4444401

**\$305,000**

2 Bedroom, 2.50 Bathroom, 1,225 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

A great park facing townhome with 2 primary suites and a double attached garage! This home boasts a front entrance and yard that directly accesses the quiet urban park. The main floor features a desirable great room concept, with an open kitchen, living and dining area that enjoys sunny east exposure overlooking the park. The kitchen includes a large breakfast bar and a recently updated dishwasher with west facing windows. A convenient two-piece bathroom is also located on this level. Upstairs, you'll find a unique layout with two very spacious primary bedrooms, each complete with its own four-piece en-suite bathroom. Additionally, there's an open den or study area on this floor.

The basement provides a double attached garage with direct entry to a mudroom/boot room with laundry and the mechanical room. The home features hard surface flooring throughout for easy maintenance. Please note that pets are allowed with Board Approval, with a limit of one pet per unit and a maximum weight of 20 lbs.

Built in 2005

### **Essential Information**

MLS® # E4444401

Price \$305,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,225
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	68 3075 Trelle Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V5

### Amenities

Amenities	Off Street Parking, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
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	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Paved Lane, Public Transportation,

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

### **School Information**

Elementary	E. Starkman, M. W. Irvin
Middle	E. Starkman, A. J. MacNeil
High	L. Osborne, M. M. Mary

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$330

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