

## \$317,000 - 6 3075 Trelle Crescent, Edmonton

MLS® #E4439604

**\$317,000**

3 Bedroom, 1.50 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

This townhouse offers a great open plan with comfy living room and dining area. The kitchen includes a breakfast bar, lots of storage and access to patio. A two-piece powder room is also located on the main. Upstairs, you'll find a 4-piece bathroom, 2 bedrooms plus primary bedroom with walk in closet. Double attached garage in the basement. along with laundry, mechanical room and storage area. Walking distance to many amenities.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4439604          |
| Price          | \$317,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,184             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 6 3075 Trelle Crescent |
| Area        | Edmonton               |
| Subdivision | Terwillegar Towne      |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 3V5                |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor, Patio |
| Parking   | Double Garage Attached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, 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 | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Monsignor William Irwin   |
| Middle     | Archbishop Joseph MacNeil |
| High       | Lillian Osborne           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 14        |
| Condo Fee      | \$320          |

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