

## \$250,000 - 407 5280 Terwillegar Boulevard, Edmonton

MLS® #E4460641

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this SPACIOUS TOP FLOOR CONDO with AN IMPRESSIVE 1144 SQ.FT including 2 BED + DEN, 2 BATH, 2 U/G PARKING stalls, and a STORAGE CAGE !!

This beautiful unit features 12 FOOT VAULTED CEILINGS, an office area, a 3-sided fireplace, a private balcony with gas hook-up, and is the largest floorplan in the building. This building is well maintained, and is located in the heart of Terwillegar Towne, close to shopping, the REC centre, and public transportation. Welcome home, this one won't last!!

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460641               |
| Price          | \$250,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,144                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 407 5280 Terwillegar Boulevard |
| Area        | Edmonton                       |
| Subdivision | Terwillegar Towne              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 3T9                        |

## Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Ceiling 10 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Underground                                           |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

## Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Brick, Hardie Board Siding                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 14           |
| Condo Fee      | \$665             |

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