

## \$239,900 - 312 5280 Terwillegar Boulevard, Edmonton

MLS® #E4432269

**\$239,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Immaculate 2-bedrooms, 2-bath apartment at 5280 Terwillegar Blvd (2005 year built), SW Edmonton. Move-in ready. Quick possession available. Features: spacious bedrooms, 2 full baths, open concept living room with Vaulted 10 ft ceilings, in-suite laundry with brand new machines, balcony/patio, modern finishes, abundant natural light with SW exposure, storage unit and Underground Titled Parking. Condo fees 498.61 include everything but power. Prime location of Terwillegar Towne - near best shopping centres and convenience stores/luxury coffee shops, top rated schools and daycares, walking/biking trails and parks (dog park nearby), and public transit (bus stop at the door steps). Only a 20-minute drive to the Edmonton International Airport (YEG). Ideal for young professionals, or as a starter home for young family or investment in the best SW Edmonoton area.

Built in 2005

### Essential Information

MLS® #	E4432269
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872



Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 5280 Terwillegar Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T9

### Amenities

Amenities	Storage Cage
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	Zone 14
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$499

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