

## **\$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.

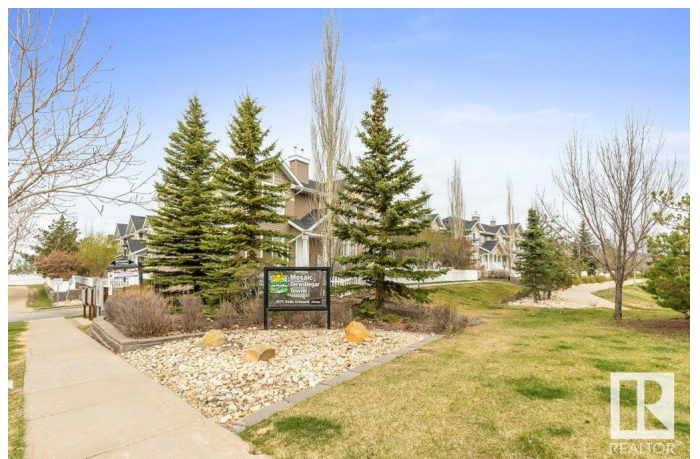
The basement provides a double attached garage with direct entry to a mudroom/boot room with laundry and the mechanical room. The home features hard surface flooring throughout for easy maintenance. Please note that pets are allowed with Board Approval, with a limit of one pet per unit and a maximum 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 | 61              |
| Zoning         | Zone 14         |
| Condo Fee      | \$330           |

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Listing information last updated on August 26th, 2025 at 4:47am MDT