

## \$330,000 - 18 5281 Terwillegar Boulevard, Edmonton

MLS® #E4451397

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

INVESTOR DELIGHT! Tenanted plus!  
INVESTORS ONLY Terrific opportunity for the beginner to seasoned real estate investor! Looking to the future with this terrific unit. Leased until March, 2026 with professional rental management if you prefer! Fantastic 3 bedroom 2.5 bathroom townhouse with a touch of sophistication curb appeal and superb Terwillegar location, just steps from the town center shops, fenced yard, single detached garage, 6 appliances. \*\*Tenanted with a reliable, working tenant that wants to stay put past the current lease end.\*\* Spacious and bright floor plan, quick access to the Henday and over 1200 square feet sets this unit apart from many and the Village at Terwillegar Towne condominium corporation is healthy and well managed. Tenants like to live in this location because of the closeness of the Terwillegar Towne Shops and the many activities that are so relatively close. Super easy to step in and increase your portfolio. Priced to sell. Come by to buy!

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451397  |
| Price    | \$330,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,235             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 18 5281 Terwillegar Boulevard |
| Area        | Edmonton                      |
| Subdivision | South Terwillegar             |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6R 0C5                       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Corner                                                                                                          |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 71               |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$580            |

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Listing information last updated on October 16th, 2025 at 5:17pm MDT