

\$423,900 - 6044 South Terwillegar Boulevard, Edmonton

MLS® #E4442908

\$423,900

4 Bedroom, 3.50 Bathroom, 1,247 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Big Style, Smart Value & Space for the Whole Family! This FOUR BEDROOM (3+1) half duplex gives you the best of everything—modern design, a fantastic family-focused neighbourhood, and a price that leaves room in your budget for the fun stuff! With 1,247 sq ft of bright, open-concept living space, you’ll love the rich hardwood and a sparkling kitchen w/stainless steel appliances (Gas Stove) and loads of storage and prep space. Upstairs features a spacious primary suite that fits a king bed and private ensuite, two generous sized bedrooms & a full bath. Downstairs? Even more space! A fully finished basement with a fourth bedroom, second ensuite, family room/rec room AND a second kitchen—ideal for guests, teens, or multi-generational living. The sunny fully fenced yard is perfect for summer BBQs. The double detached garage means winter is no problem and AC to keep you cool all summer! Located just steps to parks, schools, trails, Rec Centre and quick Henday access—this home is packed with value and lifestyle!

Built in 2007

Essential Information

MLS® # E4442908

Price \$423,900



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,247 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 6044 South Terwillegar Boulevard |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0K6 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 14 |
| HOA Fees | 138 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 30th, 2025 at 12:17pm MDT