

# \$469,900 - 3021 Trelle Crescent, Edmonton

MLS® #E4442462

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,076 sqft  
Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Charming 3-bedroom, 2-bath 4-level split in desirable Terwillegar Towne! This spacious family home offers four finished levels, including a formal living room, bright dining area off the kitchen, open-concept family room, and a versatile loft – ideal for work or play. Vaulted ceilings, hardwood floors, and a large eat-in kitchen add style and function. Perfect for professionals, families, or downsizers alike. Enjoy the oversized rear deck for entertaining, a low-maintenance yard, and a double detached garage for added convenience. Nestled on a quiet crescent, this home is just minutes from excellent schools, shopping, transit, and the Terwillegar Rec Centre. A fantastic opportunity in a sought-after neighborhood – don’t miss it!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442462  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,076     |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3021 Trelle Crescent |
| Area        | Edmonton             |
| Subdivision | Terwillegar Towne    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3M8              |

### Amenities

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

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |

HOA Fees Freq.     Annually

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