

## \$499,000 - 1818 Tomlinson Crescent, Edmonton

MLS® #E4448153

**\$499,000**

4 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Youâ€™ll love the beauty of Terwillegar Towne & this 2-story home on a quiet street with a treed boulevard. Close to schools, parks, Terwillegar Rec Centre, shopping & transit, w/ easy access to Anthony Henday. Fresh paint & new vinyl plank flooring on 2 levels & new baseboards add a modern look. The main floor is an open-concept kitchen/dining/great room, as well as a formal living room & 2-piece powder room. The kitchen has a walk-in pantry, new quartz countertops & new SS appliances (2025). The upstairs features a 4pc bath, two bedrooms, and a KING SIZED primary bedroom w/ a walk-in closet & 3pc en-suite with a quartz vanity top. The basement has a spacious recreation room, an extra bedroom, a large storage room & utility room w/ laundry. Off the back deck is a beautifully landscaped, OVERSIZED yard & double detached garage with extended parking pad & lots of visitor parking out front. The roof, furnace & HWT were replaced in 2016. The house is also energy efficient w/ 2 x 6 construction. A Gorgeous Home!

Built in 1999

### Essential Information

MLS® # E4448153

Price \$499,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1818 Tomlinson Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2T4

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	7
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Esther Starkman
Middle	Nellia Carlson
High	William Osborne

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	6
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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