

## \$479,900 - 1846 Tomlinson Crescent, Edmonton

MLS® #E4447086

**\$479,900**

5 Bedroom, 3.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Located on a quiet street in Terwillegar Towne, this updated 2-storey home offers 1,500 sq.ft. above grade plus a fully finished basement. Recent upgrades include new vinyl plank flooring on the main and upper levels and professional interior painting. The main floor features an open layout with access to a west-facing, treed backyard. Upstairs offers 3 bedrooms, including a spacious primary with walk-in closet and ensuite. The basement adds 2 more bedrooms, a 3-piece bath, and flexible living space. Walking distance to Esther Starkman School, Monsignor William Irwin Catholic School, and minutes to Terwillegar Rec Centre, parks, and public transit. Quick access to the Henday makes commuting easy. A move-in-ready home in a vibrant family-friendly community!

Built in 1999

### Essential Information

MLS® #	E4447086
Price	\$479,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,500
Acres	0.00



Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1846 Tomlinson Crescent
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2T5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
-------------	-----------------

Days on Market	2
Zoning	Zone 14
HOA Fees	105
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 1:32am MDT