

## \$218,000 - 209 5280 Terwillegar Boulevard, Edmonton

MLS® #E4454675

**\$218,000**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

This bright and spacious 1 bed/1 bath condo in the beautiful community of Terwillegar Towne offers a lofty atmosphere with its open layout and corner fireplace in the great room. The large balcony has views of the beautifully landscaped courtyard. The kitchen features lots of counter space and room for the aspiring chef or mini appliance lover, and a massive pantry. The roomy bedroom offers a generous closet. The building includes a social room for events that has a full kitchen. Additional features include the convenience of insuite laundry, gas bbq outlet, cat-5 wiring, prewired for Sat Tv and the added convenience of 1 titled underground heated parking with private storage and video monitored security system for your safety. With a 1 minute walk to amenities and transit nearby, this property is perfect for any individual, a student, bachelor, bachelorette, couple, investor etc. Don't miss out! The 1 bedrooms rarely go for sale in this building.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454675  |
| Price     | \$218,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 732                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 209 5280 Terwillegar Boulevard |
| Area        | Edmonton                       |
| Subdivision | Terwillegar Towne              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 3T9                        |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Party Room, Social Rooms, Storage Cage |
| Parking   | Heated, Underground                                                     |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas                                                           |
| Fireplace    | Yes                                                                                         |
| Fireplaces   | Corner, Glass Door, Tile Surround                                                           |
| # of Stories | 4                                                                                           |
| Stories      | 4                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                         |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Stucco                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 26th, 2025  
Days on Market                74  
Zoning                              Zone 14  
HOA Fees                         138  
HOA Fees Freq.                Annually  
Condo Fee                        \$497

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Listing information last updated on November 8th, 2025 at 3:17am MST