

# **\$469,900 - 4553 Turner Square Square, Edmonton**

MLS® #E4436503

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to T-Town! This spacious 4-Level Split with Walk-Out is perfect for families! This 4-level split offers space and versatility with 3 bedrooms, 2 baths, and 3 finished levels. The main floor features vaulted ceilings, hardwood flooring in the living room, and a large kitchen with a corner pantry and newer stainless steel appliances including an induction stove! Upstairs, enjoy a cozy bonus room, two spacious bedrooms, and a 4-piece main bath. The third level offers a welcoming family room with a gas fireplace, the third bedroom, a second 3-piece bath, and a mudroom with laundry and walk-out access to the backyard. The back yard is ideal for family time, and the double detached garage provides added convenience. The 4th level is has room for future development if you choose, with NEW CENTRAL A/C, HE Furnace and HWT. Bright, functional, and inviting, this home is perfect for families seeking a comfortable and flexible living space. Close to schools, transit and shopping, what more could you want?

Built in 2004

## **Essential Information**

MLS® # E4436503

Price \$469,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4553 Turner Square Square
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3E4

### Amenities

Amenities	Air Conditioner, Crawl Space, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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