

## \$569,000 - 1853 Tomlinson Way, Edmonton

MLS® #E4446981

**\$569,000**

3 Bedroom, 3.50 Bathroom, 1,757 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

This renovated 2 story include - Ikea kitchen that have counters and a massive island with black quartz, large pantry, complimented by a dining area. Newer vinyl plank flooring thru-out, LED lighting, asphalt shingles, A/C, water tank & large deck (8.4x4.2) with privacy screen. A large primary bedroom, with a 4 piece ensuite with an east facing upper balcony (2.9x1.6). Basement has a generous recreation room, family room and a 3 piece bathroom. All this at a total living space of over 2600 square feet. Located across from Tomlinson Common Park & playground. This home is "Move in Ready" for a family who wants to live in centrally located Terwillegar Towne, in close vicinity to the Booster Juice Recreation Centre in Terwillegar, Leger Transit Station and the Edmonton River Valley pathway system.

Built in 2001

### Essential Information

MLS® #	E4446981
Price	\$569,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,757



Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1853 Tomlinson Way
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2W5

### Amenities

Amenities	See Remarks
Parking Spaces	5
Parking	2 Outdoor Stalls, Double Garage Detached, Insulated, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Esther Starkman, Mgr Irwin
Middle	Johnny Bright,L.St Laurent
High	Lillian Osborne,Marg. Mary

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	69
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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Listing information last updated on September 17th, 2025 at 12:47am MDT