

## \$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 | 88              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 5th, 2025 at 11:02pm MDT