

\$399,900 - 1620 Tomlinson Common, Edmonton

MLS® #E4435596

\$399,900

2 Bedroom, 1.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Great opportunity in Terwillegar Towne! This fantastic 2-storey half duplex, located across from a park, contains 2 bedrooms, 1.5 baths, unfinished basement for future development and has a bathroom plumbing roughed-in also. There is a single car detached garage with a back lane. Has a backyard and no condo fees! Enjoy your backyard starting on a large good size deck drinking your morning coffee. The main floor is open, spacious and bright. The main floor contains living room, dining room, kitchen, 2 pcs bath and back door entry. The flooring is hardwood. The second floor has 2 large bedrooms, washer, dryer and 4 pcs bath. Has carpets and linoleum. All appliances included and also has central vac with attachments and vents. The high-efficient furnace is approximately 4 years old, water tank 4 yrs old approx. Roof on house and garage are about 5 yrs old approx. Great potential for first-time buyer or downsizing. Enjoy!

Built in 2000

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4435596 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,350 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1620 Tomlinson Common |
| Area | Edmonton |
| Subdivision | Terwillegar Towne |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 2Y7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Detectors Smoke |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Esther Starkman School |
| Middle | Esther Starkman School |
| High | Lillian Osborne School |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 14 |
| HOA Fees | 175 |
| 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 May 13th, 2025 at 6:32pm MDT