

Courtesy Of Alexandra Krutzfeldt Of RE/MAX Elite

## **\$662,000 - 1711 Tomlinson Common, Edmonton**

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MLS® #E4427577

**\$662,000**

4 Bedroom, 3.50 Bathroom, 2,489 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

THE PERFECT FAMILY HOME! Situated in the sought-after RIVERBEND neighborhood, this spacious 4 BEDROOM, 4 BATHROOM family home BACKS ONTO TOMLINSON PARK and is adjacent to the lake. The custom floorplan provides a massive main floor. This features a huge kitchen, main floor office, AND a versatile flex room, perfect for a music room, playroom, library, or dining room. The fully finished basement adds even more space, whether you need a rec room, home gym, or additional storage. RECENT UPDATES, including a new FURNACE, AIR CONDITIONING, and ROOF, ensure comfort and peace of mind. Outside enjoy your view and privacy with a large deck that is the perfect spot to relax and enjoy the beautiful park vistas, ideal for entertaining or quiet moments with family. You will love the convenience of being within walking distance to all amenities and situated in a great school catchment area. This home is a truly unique!



Built in 2002

### **Essential Information**

MLS® #	E4427577
Price	\$662,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	2,489
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1711 Tomlinson Common
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2W8

### **Amenities**

Amenities	Air Conditioner, Front Porch, No Animal Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

High LILLIAN OSBORNE HIGH

## Additional Information

Date Listed March 26th, 2025

Days on Market 9

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 10:32am MDT