

## \$545,900 - 3112 Trelle Loop, Edmonton

MLS® #E4442438

**\$545,900**

3 Bedroom, 3.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Here we go! Terwilliger Towne! Fully finished family home with 3 beds, 3.5 baths, a main floor office, incredible finished basement and an oversized heated double garage! That's not all! Corner Lot w neighbours ONLY on one side, a beautiful deck and a lovely, mature backyard! Big trees, privacy, and peace! Main floor has hardwood floors, a half bath, the coolest office and then a wide open concept living room! The kitchen is oversized with so much counter space and storage, maple shaker cabinets and an extra jut out for the dining table! Beautiful corner gas fireplace And upgraded wooden blinds on the back wall! Upstairs has three bedrooms, incl the primary being ABSOLUTELY MASSIVE, w a STUNNING primary reno'd ensuite! HEATED floors w hexagon tiles, air jacuzzi tub and gorgeous surrounding tile. SAME MOTIF in the other two bathrooms. Heated floors on the main bath too! Basement is STELLAR! Pristinely finished w \$\$\$ acoustic upgrades to accommodate A SHREDDING band! 3 pc bath, laundry, IT'S ALL HERE!!

Built in 2006

### Essential Information

MLS® # E4442438

Price \$545,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3112 Trelle Loop
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T7Y 0A1

### Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 14

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 June 16th, 2025 at 5:02pm MDT