

# \$479,900 - 1846 Tomlinson Crescent, Edmonton

MLS® #E4447086

**\$479,900**

5 Bedroom, 3.50 Bathroom, 1,500 sqft  
Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Located on a quiet street in Terwillegar Towne, this updated 2-storey home offers 1,500 sq.ft. above grade plus a fully finished basement. Recent upgrades include new vinyl plank flooring on the main and upper levels and professional interior painting. The main floor features an open layout with access to a west-facing, treed backyard. Upstairs offers 3 bedrooms, including a spacious primary with walk-in closet and ensuite. The basement adds 2 more bedrooms, a 3-piece bath, and flexible living space. Walking distance to Esther Starkman School, Monsignor William Irwin Catholic School, and minutes to Terwillegar Rec Centre, parks, and public transit. Quick access to the Henday makes commuting easy. A move-in-ready home in a vibrant family-friendly community!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447086  |
| Price          | \$479,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,500     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1999                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1846 Tomlinson Crescent |
| Area        | Edmonton                |
| Subdivision | Terwillegar Towne       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 2T5                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 1        |
| Zoning         | Zone 14  |
| HOA Fees       | 105      |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 11th, 2025 at 10:07am MDT