



## 6038 South Terwillegar Boulevard Edmonton AB

\$372,000

Located in the most popular community of South Terwillegar, this half duplex shows impressive open concept layout. Walking onto the main floor through front door, you'll see a large bright living room and a decent sized half bath before getting into spacious kitchen and dining areas. Upper floor features primary large bedroom with 3pc bathroom ensuite and good sized walk-in closet, 2nd bedroom, 4pc full bath, and wide open family room (could easily be converted into 3rd bedroom). Highlights for the property includes: New engineer wood flooring and fresh painting (2024); New kitchen appliances including hood fan, stove-countertop electric, dishwasher, and refrigerator (2024); New hot water tank (2023); New shingles (2021); Steps away from bus stops; Minutes driving to top rated Esther Starkman School (K-9) and Lilian Osborne School (Grade 10-12), shopping malls and centres, Terwillegar Recreation Centre; Easy access to Rabbit Hill Road, Terwillegar Drive and Anthony Henday. You don't want to miss it!

Listing Presented By:



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