

## \$384,900 - 1620 Tomlinson Common, Edmonton

MLS® #E4435596

**\$384,900**

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	\$384,900
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	40
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 June 17th, 2025 at 2:32am MDT