

## \$399,900 - 1620 Tomlinson Common, Edmonton

MLS® #E4435596

**\$399,900**

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	\$399,900
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	5
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on May 13th, 2025 at 2:17am MDT