

## \$490,000 - 1986 Tomlinson Green, Edmonton

MLS® #E4457919

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Victorian Charm Meets Modern Comfort! This eye-catching Parkwood-built corner home with its inviting front porch is full of character and warmth. Step inside to a bright, south facing living room with a gas fireplace and mantel that is perfect for cozy evenings. The kitchen offers plenty of space with its island, dining nook, and handy mudroom with main floor laundry. Upstairs, three bedrooms await, including a dreamy primary suite with a walk-in closet and soaker tub ensuite. The finished basement adds a family room, den, and rough-in for a future bathroom. Updates include a new roof (2024), furnace (2019), central air conditioning, and tankless hot water tank. Outside, the fully fenced yard and insulated double garage are ready for all your adventures. With no carpet (hello, easy clean laminate floors!) and steps to the gazebo park and walking trails, this home is a perfect mix of character, comfort, and convenience.

Built in 1998

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457919  |
| Price      | \$490,000 |
| Lease Rate | \$14      |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,593                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1986 Tomlinson Green |
| Area        | Edmonton             |
| Subdivision | Terwillegar Towne    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 2S5              |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Tankless, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3                                                                                                       |
| Parking        | Double Garage Detached                                                                                  |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lillian Osborne |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 14              |
| HOA Fees       | 138                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 5th, 2025 at 8:47am MDT