



Edmonton **14 Terwillegar Towne** **LP: \$374,900**
1615 TOMPKINS PL NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4220157
Style:	2 Storey	Bdrms Above:	3
Year Built:	2000	Bdrms Total:	4
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,390.92	Tot A.G. SqM:	129.22

Welcome to T-Towne! This beautiful 4 bedroom, 2.5 bathroom family home is just waiting for you. The covered front porch greets you as you approach the home. Once inside, the living room opens up before you, brightened by the large bay window in the front of the house. Towards the back of the main floor is the dining room and an ample kitchen with sizeable island for cooking and sharing your meals with the family. At the top of the stairs, the two kids rooms are on the left with the bathroom in the hallway, and the master suite is on the right, boasting a large and bright bedroom with a 3-piece ensuite and "His" and "Hers" closets. The basement is fully finished with a family room, large storage area, fourth bedroom and the laundry. Out the back there is a large deck and a decent sized yard on the way to the double garage! The garage fits two cars and has a tall attic space with pull-down ladder access for all of your storage needs! All this on a quiet street, close to all amenities!

Directions:

Virtual Tour: <https://vimeo.com/475558033> **Brochure:** <http://www.1615-TompkinsPlace.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	Double Garage Detached						BIGd:		
Garage Dim:	21x19		Prk Encl/Ttl:		2 / 2		Total A.G.:	129.22	1,390.92

Living Room:	5.25x3.53	M	Primary Bedroom:	4.01x3.63	U
Dining Room:	2.69x2.66	M	Bedroom 2:	2.87x2.84	U
Kitchen:	4.28x2.60	M	Bedroom 3:	2.83x2.63	U
Family Room:		L	Bedroom 4:		L
Den:					
Bonus Room:					

Flooring:	Carpet, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas
Site Influences:	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** Utility Right Of Way

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	\$105.00
Floor Location:		Floor Number:	
Balcony/Terrace:		Unit Exposure:	
		HOA Fee Incl:	See Remarks

Total Lot M2:	350.46	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$3,277.97 2020	Local Improve:			