

## \$389,000 - 9065 Scott Crescent, Edmonton

MLS® #E4432594

**\$389,000**

2 Bedroom, 2.50 Bathroom, 1,186 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

This beautifully maintained half duplex in South Terwillegar is move-in ready and loaded with upgrades—including a brand new solar panel system and smart home features throughout. The main floor offers an open-concept layout with a spacious living room, dining area, and kitchen that flows perfectly for daily life or entertaining. Upstairs you'll find two generous bedrooms including a large primary with walk-in closet and ensuite (both bedrooms have ensuites). The basement is unfinished and ready for future development with only the laundry currently. Step outside to a private, landscaped backyard that backs onto green space, offering added privacy and a peaceful setting. This home has been lovingly cared for and it shows, with thoughtful touches and efficient systems that add comfort and peace of mind (especially A/C in the summer). Located minutes from parks, schools, shopping, and all the amenities of both South Terwillegar and Windermere—this is a fantastic home in a highly desirable community.

Built in 2006

### Essential Information

MLS® # E4432594

Price \$389,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,186         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9065 Scott Crescent |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 0E8             |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Air Conditioner, Patio, Solar Equipment |
| Parking   | Single Garage Attached                  |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 14          |

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Listing information last updated on April 25th, 2025 at 11:32pm MDT