

## \$419,900 - 5805 Sutter Place, Edmonton

MLS® #E4424180

**\$419,900**

2 Bedroom, 2.00 Bathroom, 978 sqft

Single Family on 0.00 Acres

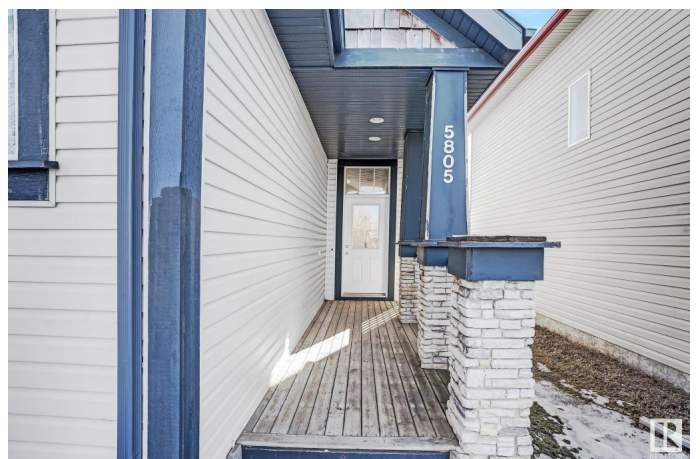
South Terwillegar, Edmonton, AB

Fantastic opportunity to own a home in the highly sought-after neighbourhood of South Terwillegar! This 2 Bed, 2 Bath bi-level home, which faces a beautiful green space and is directly across from a park, offers endless potential with a little TLC. Enjoy the fenced-in yard with gas line direct to the BBQ! The unfinished basement offers endless potential and is ready for your creative vision. With the right touch, it could nearly double your living space, providing room for a home theater, gym, or an additional bedroom. The possibilities are endless! Located in a top-rated school zone (with Chinese Immersion from K-12), this home is perfect for families looking to settle into a vibrant community. Enjoy the convenience of being close to shopping, dining, and more. Plus, you'll be right in the heart of the action for the annual Halloween Fireworks at Tomlinson Park! What an amazing opportunity to make this home your own in a fantastic location!

Built in 2004

### Essential Information

MLS® #	E4424180
Price	\$419,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	978
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5805 Sutter Place
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3R3

### **Amenities**

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	138
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 March 13th, 2025 at 7:47am MDT