

Courtesy Of Yue Wang Of Century 21 Leading

## **\$345,000 - 41 7289 South Terwillegar Drive, Edmonton**

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MLS® #E4429046

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,272 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

A true gem nestled in South Terwillegar. This spacious 3 bedroom townhome offers the perfect blend of comfort, style, and convenience, ideal for families, first-time buyers, or investors. Step inside to discover a bright and open main floor featuring a welcoming living area, modern kitchen with ample cabinet space, and a cozy dining area. Upstairs, you'll find three generously sized bedrooms, including a primary suite with plenty of natural light and closet space. Enjoy the added convenience of an attached garage, in-suite laundry, and a private patio space for outdoor relaxation. Located close to schools, parks, shopping, public transit, and major freeways, this home offers easy access to all amenities while maintaining a peaceful, community-focused atmosphere. Don't miss your chance to own this stylish and functional townhouse in one of Edmonton's most desirable neighborhoods.



Built in 2012

### **Essential Information**

MLS® #	E4429046
Price	\$345,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	41 7289 South Terwillegar Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, 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	April 4th, 2025
Days on Market	9
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$366

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