

## **\$319,000 - 12 7293 South Terwillegar Drive, Edmonton**

MLS® #E4444342

**\$319,000**

2 Bedroom, 3.50 Bathroom, 1,468 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

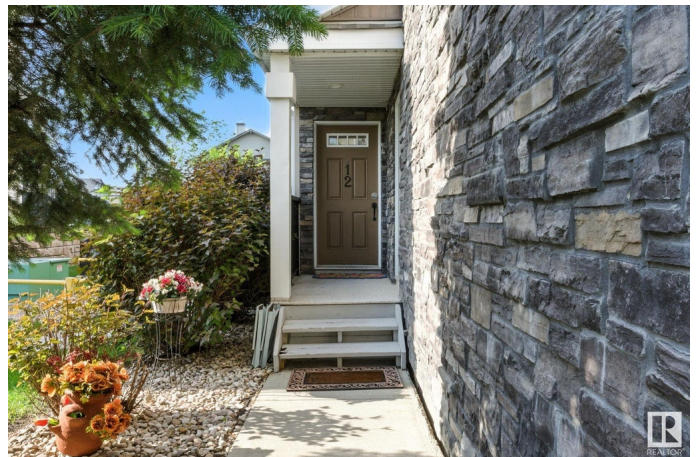
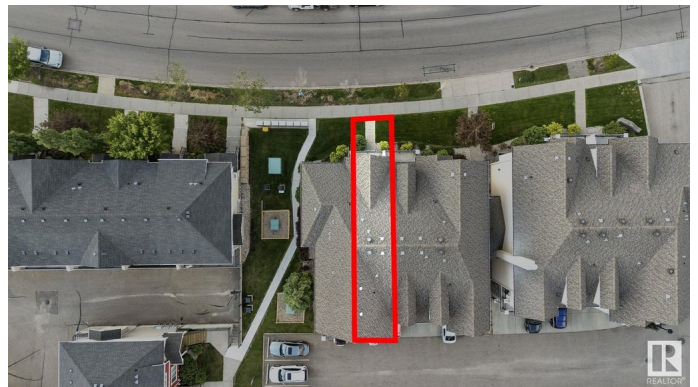
In the heart of South Terwillegar, this stylish 2-storey townhouse offers a rare opportunity to live in one of Edmonton's most desirable communities. Premium corner lot overlooking Constable Dan Woodall Park, this home combines comfort & warmth. Step inside to discover a bright, open-concept living space anchored by a sleek electric fireplace. The chef-inspired kitchen features rich cocoa cabinetry, stainless steel appliances, and a generous breakfast bar that flows seamlessly into a sunlit dining area. Step through to your private south-facing balcony, complete with a gas hookup—just waiting for summer BBQs. Upstairs, retreat to a serene primary suite and has large WIC along with 4pc ensuite with a deep soaker tub, separate glass shower, and a spacious walk-in closet. A second oversized bedroom, an additional 4-piece bathroom, and convenient upper-level laundry room. Fully finished basement can be a bedroom or rec room. Fees Also cover Water/Power/Heat!! Schools, parks, shopping near by! Welcome Home.

Built in 2007

### **Essential Information**

MLS® # E4444342

Price \$319,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,468             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 12 7293 South Terwillegar Drive |
| Area        | Edmonton                        |
| Subdivision | South Terwillegar               |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T6R 0N5                         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                                                                                      |
| Parking        | Single Garage Attached                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 14         |
| Condo Fee      | \$657           |

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Listing information last updated on June 28th, 2025 at 4:32am MDT