

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

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, youâ€™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. Donâ€™t miss your chance to own this stylish and functional townhouse in one of Edmontonâ€™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	15
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$366

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