

# **\$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

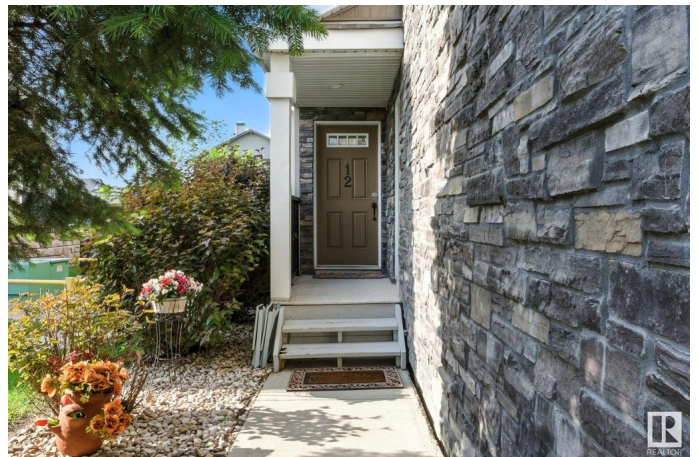
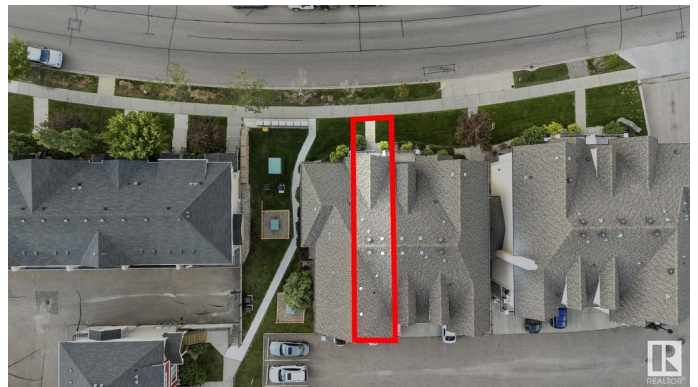
In the heart of South Terwillegar, this stylish 2-storey townhouse offers a rare opportunity to live in one of Edmonton's most desirable communities. Premium corner lot overlooking Constable Dan Woodall Park, this home combines comfort & warmth. Step inside to discover a bright, open-concept living space 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	6
Zoning	Zone 14
Condo Fee	\$657

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 July 2nd, 2025 at 4:32pm MDT