

## \$325,000 - 29 4731 Terwillegar Common, Edmonton

MLS® #E4434254

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,333 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this spacious and spotless END UNIT townhome, in the heart of Terwillegar Towne. A perfect combination of privacy AND convenience! Mature trees greet you as you walk up the path to the front steps. Enter to find an inviting layout, with an abundance of natural light and plenty of space for relaxing or entertaining. The kitchen is well-equipped with lots of cabinetry and an eating nook, with access to the deck where you can enjoy your morning coffee or a glass of wine in the evening! Stay cool inside this summer with the almost new Central A/C, as an added bonus. Upstairs you'll find 3 bdrms including a huge Primary - bright and beautiful, w/its own full ensuite. Another full bath completes this level. The bsmt is finished, with an awesome Rec space perfect for movies or game nights with friends and family. The laundry rm offers additional storage space for your convenience. You'll also find access to the DOUBLE ATTACHED GARAGE on this level. WOW! Immaculate, freshly painted, and ready for YOU!

Built in 2004

### Essential Information

MLS® # E4434254

Price \$325,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	29 4731 Terwillegar Common
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3L4

### Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby, Treed

	Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$397

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 May 7th, 2025 at 1:02am MDT