

Courtesy Of Steve P Kehoe Of 2% Realty Pro

\$344,500 - 38 4731 Terwillegar Common, Edmonton

MLS® #E4432042

\$344,500

3 Bedroom, 2.50 Bathroom, 1,339 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this beautifully upgraded, 3 bedroom, 2.5 bathroom 2-storey townhome nestled in the desirable community of Terwillegar Towne. Boasting 1339 sq ft of thoughtfully designed living space, this home offers a perfect blend of comfort and style. The main floor features vinyl plank flooring throughout, creating a modern and low-maintenance environment and complete with a gas fireplace ideal for cozy evenings. The fully finished basement adds additional living space perfect for a family room, home office, or play area. The double attached garage provides ample parking and storage space, leading directly into the home. Located within walking distance to several parks, perfect for outdoor activities and family outings and close to shopping, dining, and public transit, offering convenience at your doorstep. This townhome is a true gem, offering a blend of modern upgrades and a prime location. Don't miss the opportunity to make this your new home!

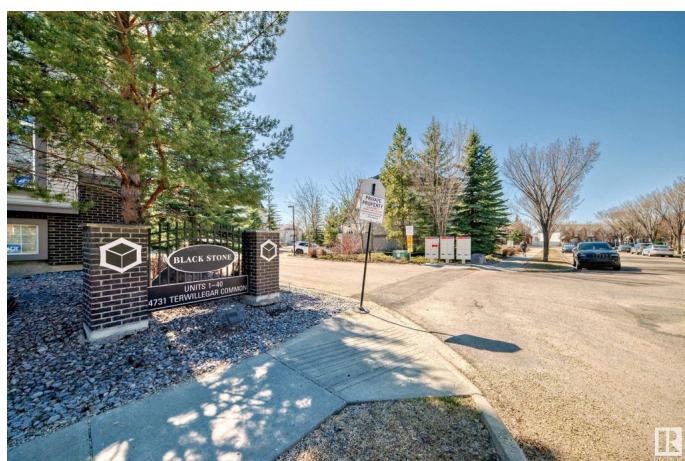
Built in 2003

Essential Information

MLS® # E4432042

Price \$344,500

Bedrooms 3



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,339 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 38 4731 Terwillegar Common |
| Area | Edmonton |
| Subdivision | Terwillegar Towne |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 3L4 |

Amenities

| | |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 14 |
| HOA Fees | 138 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$366 |

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Listing information last updated on April 30th, 2025 at 9:02am MDT