

## **\$345,000 - 12 7289 South Terwillegar Drive, Edmonton**

MLS® #E4444173

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,276 sqft  
Condo / Townhouse on 0.00 Acres

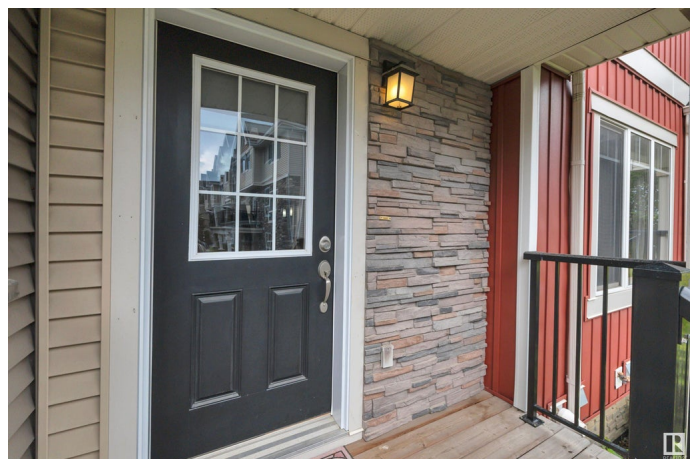
South Terwillegar, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bath townhouse in the vibrant community of South Terwillegar! Featuring central A/C and a rare oversized double garage that fits a full-sized truck, this home offers style, space, and convenience. Step inside to a spacious living room highlighted by a striking glass feature wall encasing the staircase, and a bright open-concept layout. The kitchen boasts stainless steel appliances, rich dark cabinetry, a pantry, and ample storage, all leading to a sunny deck perfect for morning coffee or evening relaxation. Upstairs, the primary bedroom includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. The lower level offers a laundry area, utility space, and extra storage. Ideally located close to top-rated schools, shopping, restaurants, transit, and quick access to the Henday. This is the perfect home for first-time buyers or anyone seeking low-maintenance living!

Built in 2012

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4444173  |
| Price    | \$345,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,276             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 12 7289 South Terwillegar Drive |
| Area        | Edmonton                        |
| Subdivision | South Terwillegar               |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T6R 0N5                         |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, Storage-In-Suite |
| Parking   | Double Garage Attached, Over Sized                                  |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 25th, 2025  
Days on Market                62  
Zoning                              Zone 14  
Condo Fee                        \$421

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