

## **\$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!

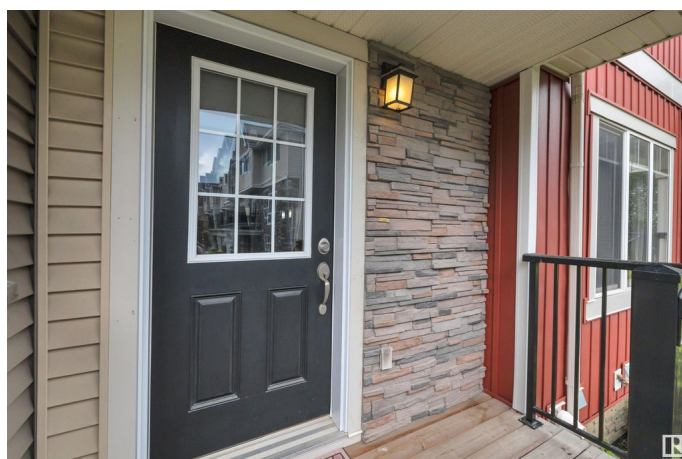
Built in 2012

### **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                60  
Zoning                              Zone 14  
Condo Fee                        \$421

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