

## **\$325,000 - 24 7289 South Terwillegar Drive, Edmonton**

MLS® #E4454745

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Open concept floorplan of 1270 square feet with a 25 foot deep double garage! The glass staircase leads you upstairs to 2 bedrooms each with their own ensuite and tons of closet space. Perfect setup for room mates! The main floor has a sunny south facing living room that leads to the dining and kitchen area.

Kitchen is nicely equipped with stainless steel appliances, pantry and tons of counter space. The dining area has patio doors that lead to your balcony to relax on. A half bathroom round out the main floor. The basement has a laundry area and leads to the double garage. South Terwillegar location is great for walking to restaurants, grocery store and shopping. There is a large park nearby and you also have easy access to transit and the Henday freeway. Excellent value in a prime location!

Built in 2011

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454745  |
| Price          | \$325,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,271     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2011              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 24 7289 South Terwillegar Drive |
| Area        | Edmonton                        |
| Subdivision | South Terwillegar               |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T6R 0N5                         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Parking-Visitor                    |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Finished                                                                                                                     |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 25      |
| Zoning         | Zone 14 |
| Condo Fee      | \$421   |

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 September 19th, 2025 at 10:47pm MDT