

Courtesy Of Ricky D Hill Of RE/MAX Elite

# **\$225,000 - 3204 7347 South Terwillegar Drive, Edmonton**

MLS® #E4445537

**\$225,000**

2 Bedroom, 2.00 Bathroom, 894 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to South Terwillegar! This Air Conditioned TWO BEDROOM suite is a generous 893 SqFt. One UNDERGROUND stall and one above grade parking stall. Walk through the front door of this gorgeous home and you are welcomed by an open concept kitchen & living space. Enjoy a modern kitchen offering large Granite countertop bar and substantial cupboard storage + stainless steel appliances. Featuring in-suite laundry with stacked washer & dryer. Located in South Edmonton, this unit is within walking distance to bus stops, shops, schools and grocery stores. Easy access to parks, ponds, trails, Anthony Henday and the airport. Ideal for first-time buyers or investors! Builder measurements at purchase were 960 SQFT.

Built in 2007

## **Essential Information**

MLS® #	E4445537
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	894
Acres	0.00



Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	3204 7347 South Terwillegar Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0M3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	In Floor Heat System, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	Zone 14
Condo Fee	\$486

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 July 12th, 2025 at 8:02pm MDT