

# **\$433,800 - 7096 South Terwillegar Drive, Edmonton**

MLS® #E4442148

**\$433,800**

3 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

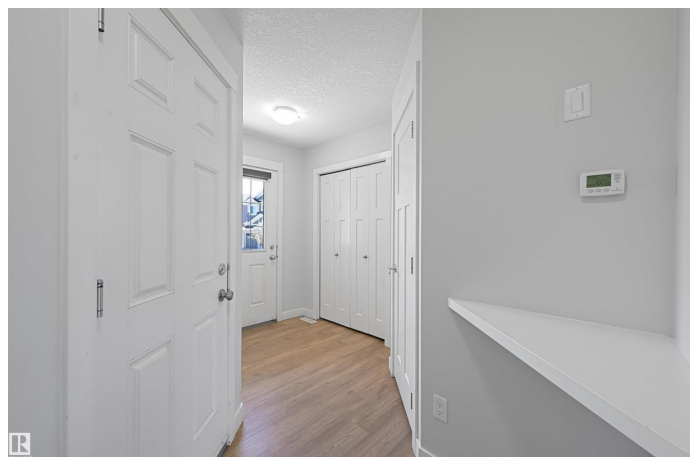
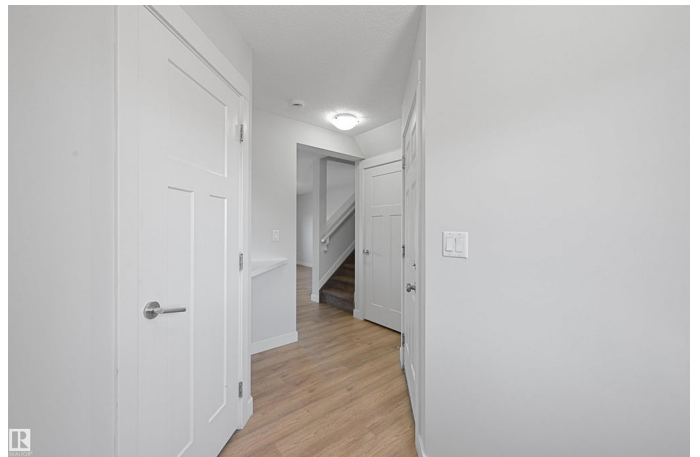
South Terwillegar, Edmonton, AB

Welcome to this beautiful 2 storey half duplex, located in a quiet keyhole in desirable South Terwillegar w/ park views. Built by Landmark Homes, this home boasts an open concept main floor plan w/ vinyl planking. The living room is cozy with a large window overlooking the large backyard w/ access to your deck. The kitchen features quartz countertops, stainless steel appliances, ceiling high cabinetry, subway tile backsplash, a large island w/ eating bar. Upstairs find three well-sized bedrooms. The spacious primary bedroom has a 3 pc ensuite w/ an oversized shower & a walk-in closet. A 4 pc main bath, laundry & 2 other bedrooms complete this level. The basement has plumbing rough-ins & awaits development. Features incl fresh paint, prof cleaned, carpets cleaned, a single attached garage, K2 stonework, fully landscaped large fenced lot & visitor parking. Super convenient location close to Rabbit Hill Crossing & Anthony Henday. Walking distance to parks & walking trails. A must see!

Built in 2013

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4442148  |
| Price    | \$433,800 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7096 South Terwillegar Drive |
| Area        | Edmonton                     |
| Subdivision | South Terwillegar            |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6R 0V1                      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Single Garage Attached |

### 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           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | NellieCarlson/M.W.Irwin   |
| Middle     | NellieCarlson/A.J.Macneil |
| High       | LillianOsborne/MMM        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 14         |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$107           |

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Listing information last updated on August 20th, 2025 at 8:17pm MDT