

# **\$344,500 - 38 4731 Terwillegar Common, Edmonton**

MLS® #E4432042

**\$344,500**

3 Bedroom, 2.50 Bathroom, 1,339 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this beautifully upgraded, 3 bedroom, 2.5 bathroom 2-storey townhome nestled in the desirable community of Terwillegar Towne. Boasting 1339 sq ft of thoughtfully designed living space, this home offers a perfect blend of comfort and style. The main floor features vinyl plank flooring throughout, creating a modern and low-maintenance environment and complete with a gas fireplace ideal for cozy evenings. The fully finished basement adds additional living space perfect for a family room, home office, or play area. The double attached garage provides ample parking and storage space, leading directly into the home. Located within walking distance to several parks, perfect for outdoor activities and family outings and close to shopping, dining, and public transit, offering convenience at your doorstep. This townhome is a true gem, offering a blend of modern upgrades and a prime location. Don't miss the opportunity to make this your new home!

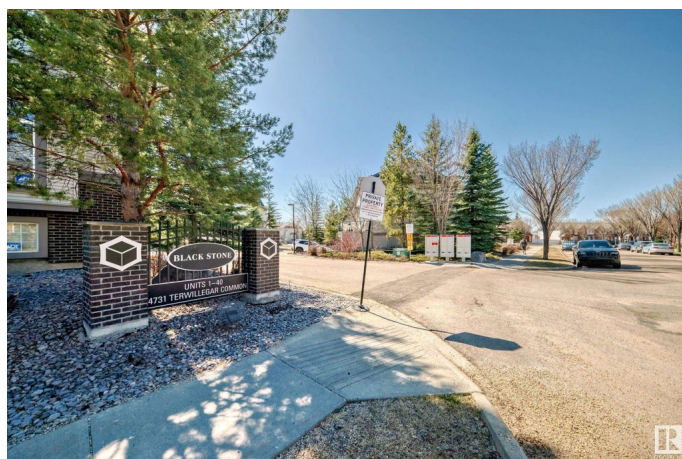
Built in 2003

## **Essential Information**

MLS® # E4432042

Price \$344,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	38 4731 Terwillegar Common
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3L4

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	42
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$366

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 June 3rd, 2025 at 5:17am MDT