

# **\$200,000 - 6325 7331 South Terwillegar Drive, Edmonton**

MLS® #E4435082

## **\$200,000**

2 Bedroom, 2.00 Bathroom, 832 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Park Place Terwillegar Terrace welcomes you with this AWESOME 2-BEDROOM | 2-BATHROOM CONDO SUITE featuring 2 TITLED PARKING STALLS, plus abundance of visitor parking. Ideally located with all amenities close by, Currents of Windermere Centre, Fresno Bros. Market, great schools, restaurants, coffee shops, transit & easy access to the Anthony Henday for all your commuting requirements. Located in well-maintained complex with reasonable condo fees that INCLUDES HEAT & WATER. Spacious design for comfort living boasting in-suite laundry room with ample storage & private balcony to soak in the summer sun. Kitchen showcases rich espresso cabinetry, stainless steel appliances & eat-on centre island. Owners'™ suite is complimented by walk-thru WIC to private 4 pc ensuite. Additional 4pc bath & spacious 2nd bedroom. Great opportunity for 1st time buyers, investors & downsizers alike! Stop renting! ownership is achievable in this highly sought after complex. MUST SEE UNIT...WON'T LAST!

Built in 2007

## **Essential Information**

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Price	\$200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	6325 7331 South Terwillegar Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0L8

### Amenities

Amenities	Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Television Connection, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	ESTHER STARKMAN K-9
Middle	ESTHER STARKMAN K-9
High	LILLIAN OSBORNE 10-12

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	40
Zoning	Zone 14
Condo Fee	\$406

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