

## **\$374,900 - 4788 Terwillegar Common, Edmonton**

MLS® #E4447330

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

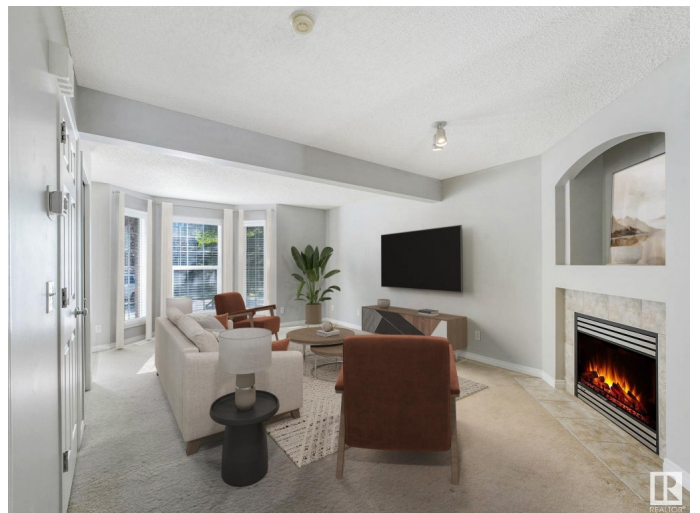
BEAUTIFUL & CLEAN townhouse in Terwillegar Towne for UNDER \$375,000 WITH NO CONDO FEES! Offering over 1,350 sqft of living space, the main floor captures an open living/kitchen/dining area with upgraded appliances (fridge/stove- 2023, dishwasher 2019), cozy fireplace, loads of cabinetry & large windows providing plenty of natural light. A half bathroom and laundry complete the main floor. Upstairs boasts a spacious primary suite with a full walk-in closet & 4pc bath. An additional 2 bedrooms, full bath & linen closet complete the main floor. The unfinished basement is awaiting your finishing touches & includes roughed-in plumbing for a future bathroom. Enjoy sunsets in your West facing backyard. Lots of space for a future garage development. Easy access to Anthony Henday Drive, Whitemud Freeway, The Currents of Windermere Shops, Riverbend Square. Enjoy walks to Remedy Cafe and other shops in Terwillegar Towne -only 2 blocks away! Don't miss this fabulous opportunity! Welcome home!

Built in 2004

### **Essential Information**

MLS® # E4447330

Price \$374,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,353                |
| Acres          | 0.00                 |
| Year Built     | 2004                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4788 Terwillegar Common |
| Area        | Edmonton                |
| Subdivision | Terwillegar Towne       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 3H7                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Parking Pad Cement/Paved                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Esther Starkman School    |
| Middle     | Archbishop Joseph Macneil |
| High       | Lillian Osborne, St. FX   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 12th, 2025 at 9:47pm MDT