

## \$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!

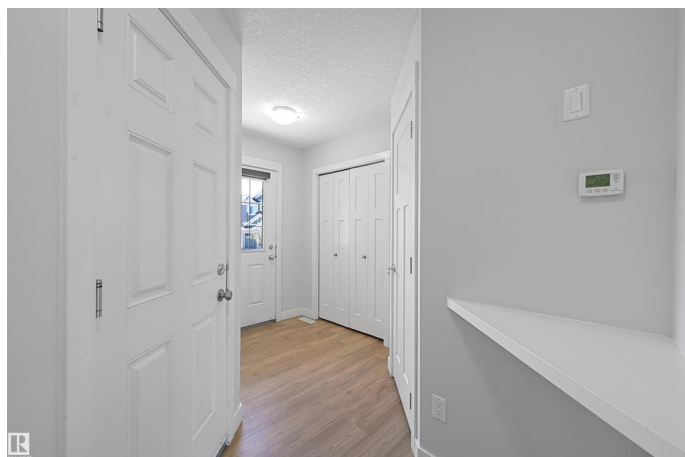
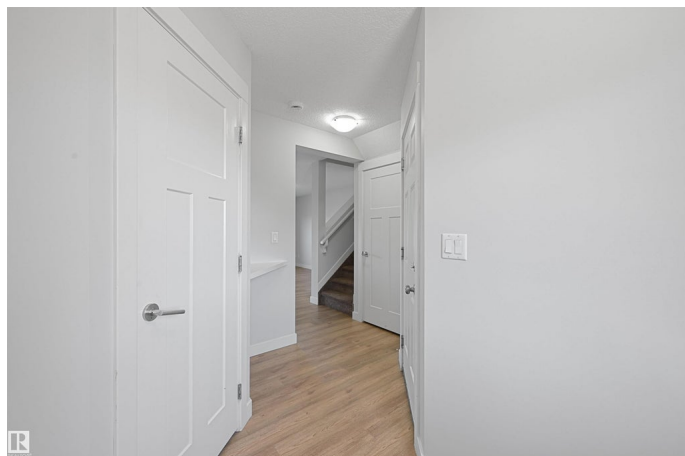
Built in 2013

### 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	84
Zoning	Zone 14
HOA Fees Freq.	Annually
Condo Fee	\$107

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 September 4th, 2025 at 4:02am MDT