

Courtesy Of Eve R Staple Of Sterling Real Estate

# **\$249,000 - 3305 7347 South Terwillegar Drive, Edmonton**

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MLS® #E4443970

**\$249,000**

2 Bedroom, 2.00 Bathroom, 902 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Park Place South Terwillegar. This beautifully maintained TOP FLOOR 2-beds, 2-baths unit offers an exceptional blend of style and function. You're greeted by a spacious entryway and soaring vaulted ceilings that create an airy, open feel. The gorgeous flooring flows throughout, complementing the impressive kitchen, which features granite countertops, white cabinetry, and a generous eat-in bar. Open dining space and a sun-filled living room with large windows, balcony access, and a built-in AC for added comfort. Primary suite offers a walk-through closet & private 3-piece ensuite. Additional highlights include custom closet organizers, in-suite laundry with extra storage, and TWO titled parking stalls 1 underground and 1 surface. This unit is within walking distance of groceries, pharmacy, coffee shops, and more. Plus, with easy access to public transit, A. Henday, and all the amenities of Windermere, location is hard to beat. Donâ€™t miss your opportunity to own this exceptional home!



Built in 2007

## **Essential Information**

MLS® #                      E4443970

|                |                        |
|----------------|------------------------|
| Price          | \$249,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 902                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 3305 7347 South Terwillegar Drive |
| Area        | Edmonton                          |
| Subdivision | South Terwillegar                 |
| City        | Edmonton                          |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T6R 0M3                           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Flat Site, Not Fenced, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 14         |
| Condo Fee      | \$487           |



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Listing information last updated on July 2nd, 2025 at 5:32am MDT