

Courtesy Of Stephen A Fabiyi Of MaxWell Polaris

## **\$639,900 - #41 841 156 Street, Edmonton**

MLS® #E4451516

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,385 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Must See! A rare stand-alone spacious bungalow with dbl att. garage. 2 large balconies with walk out basement onto scenic pond. 10 ft ceilings bring light and night skies into view. Very private end unit in condo assoc. All landscaping is done incl. snow removal on all surfaces. Main floor office/den with glass double doors. Quality finishes throughout, hardwood floors and maple kitchen cabinets, beautiful imported tiles in bathroom/laundry and entrance way. Kitchen is spacious with Lrg island and granite counter tops, SS appliances (gas stove) and a basement wet bar. Makes entertaining a breeze. Lrg master ensuite includes 5 pc bath and walk in closet. New Furnace, Lennox 2 stage (2024), air conditioner (2023), new WH (2022), new roof to be installed in 2025 (35 Year warr.). Also, new washer and dryer (2023). Basement includes 2 lrg bdms, 4 pc bath, a rec room and living area. Two fireplaces up and down. Built in speaker sys., built in vaccum sys. Close to rec centre, henday, whitemud fw. shopping.

Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4451516  |
| Price  | \$639,900 |



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,385                |
| Acres          | 0.00                 |
| Year Built     | 2007                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #41 841 156 Street |
| Area        | Edmonton           |
| Subdivision | South Terwillegar  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0B3            |

### Amenities

|               |                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement |
| Parking       | Double Garage Attached                                                                                                                                                 |
| Is Waterfront | Yes                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| Fireplaces        | Wall Mount                                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Backs    Onto    Lake,    Landscaped,    Playground    Nearby,    Public  
                                 Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 6th, 2025

Days on Market        12

Zoning                      Zone 14

Condo Fee                \$475

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Listing information last updated on August 18th, 2025 at 5:02am MDT