

# **\$329,900 - 22 4755 Terwillegar Common, Edmonton**

MLS® #E4443733

**\$329,900**

2 Bedroom, 2.50 Bathroom, 1,399 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Welcome to this fantastic two-bedroom townhouse located in the highly sought-after community of Terwillegar Towne. This well-maintained home features a bright and sunny kitchen with quartz counter tops, an additional dining nook, leading directly to a spacious balcony with bbq gas line – perfect for morning coffee or evening relaxation. The cozy living room includes a gas fireplace and is complemented by a designated dining area, creating a warm and inviting atmosphere. Upstairs, each generously sized bedroom comes with its own private ensuite also with quartz counters, &w/i closets, offering comfort and convenience. The basement adds valuable living space with a family room, ideal for entertaining or relaxing. Enjoy the ease of a double attached garage that allows direct access to your home, plus plenty of additional parking in front of the townhouse. Central Air-conditioning (2023) for those hot summer days! Situated within walking distance of schools, parks, shopping, and public transit. Furnace (2021)

Built in 2005

## **Essential Information**

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Price \$329,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 4755 Terwillegar Common
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V6

### Amenities

Amenities	Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Double 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
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	13
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$325

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