

Courtesy Of Garry L Stebner Of Fraser-Tradex Realty Inc

# **\$263,900 - 3207 7347 South Terwillegar Drive, Edmonton**

MLS® #E4440364

## **\$263,900**

2 Bedroom, 2.00 Bathroom, 1,074 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

EXCELLENT location in South Terwillegar. This exceptional 2nd floor end unit is a very spacious 2 bedroom, 2 bathroom condo with two (2) titled underground parking stalls. With 1073 sq ft of open concept living space. The front foyer provides for a sense of arrival to the kitchen and living space. The kitchen has all appliances, a reverse osmosis water treatment below the kitchen sink, abundance of cabinet space and eating bar. The dining area and living room are part of the open concept with large windows offering natural light. A short hallway into the master bedroom, with walk in closet, a 4 piece ensuite, offers privacy. The second bedroom with closet is next to a 4 piece bathroom & linen closet. The in suite laundry has a washer and dryer and storage space. Off of the living room is a large balcony to relax. The unit has A/C. Next to Rabbit Hill Road, public transit, easy connection to Anthony Henday, park and walkways, across from service center and shopping. Close to Terwillegar Recreation Center.

Built in 2007

## **Essential Information**

MLS® #	E4440364
Price	\$263,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	3207 7347 South Terwillegar Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0M3

### **Amenities**

Amenities	Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Vinyl Windows, See Remarks
Parking	Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 14
Condo Fee	\$609

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Listing information last updated on June 16th, 2025 at 10:17pm MDT