

Courtesy Of Eve R Staple Of Sterling Real Estate

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

---

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	10
Zoning	Zone 14
Condo Fee	\$487



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 July 4th, 2025 at 5:32pm MDT