

# **\$389,989 - 4832 Terwillegar Common, Edmonton**

MLS® #E4445633

**\$389,989**

2 Bedroom, 2.50 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Pride of ownership and ultimate convenience in the mature area of Terwillegar Towne await you. This half duplex (no condo fees) was built in 2006 and has been updated over the last four years with a new roof, new appliances, new flooring, paint, fixtures and shows very clean. This floor plan allows for an open kitchen/ dining room attached to the bright East facing family room in the front. Upstairs you will find 2 generous sized bedrooms, both with walk in closet™s and two 4-piece bathrooms. The West back yard could encourage fruit trees and a future garden. There is still room to improve your equity by adding a deck and building a garage on the 18'™x23'™ parking pad that is garage ready. The basement is cool in the summer and ready for your hobby or guest room. This home shows well and will not disappoint.

Built in 2006

## **Essential Information**

MLS® #	E4445633
Price	\$389,989
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,245



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4832 Terwillegar Common
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3H7

### Amenities

Amenities	Off Street Parking, Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
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Days on Market 1  
Zoning Zone 14  
HOA Fees 135  
HOA Fees Freq. Annually



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