

# \$539,000 - 7131 South Terwillegar Drive, Edmonton

MLS® #E4443605

## \$539,000

4 Bedroom, 3.50 Bathroom, 1,874 sqft  
Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to your next chapter in the heart of Terwillegar. This charming 4-bedroom, 3.5-bath home sits across from peaceful green space and is full of thoughtful touches. Start your mornings with coffee on the upper balcony off the primary suite, and end your days in the cozy living room where memories are made. The main floor offers defined spaces – perfect for those who appreciate a more classic layout – with a bright kitchen overlooking the backyard and separate dining and living areas. The fully finished basement adds extra room for family, hobbies, or guests, and the double detached garage rounds out the home with practical space for parking and storage. All of this, just minutes from schools, parks, shops, and more.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443605  |
| Price          | \$539,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,874     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7131 South Terwillegar Drive |
| Area        | Edmonton                     |
| Subdivision | South Terwillegar            |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6R 0R5                      |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home |
| Parking   | Double Garage Detached                                                      |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Stories           | 3                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                              |

### Additional Information

Date Listed June 20th, 2025

Days on Market 8

Zoning Zone 14

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Listing information last updated on June 28th, 2025 at 4:32am MDT