

# **\$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**

|        |           |
|--------|-----------|
| MLS® # | E4443733  |
| 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 | 8               |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$325           |

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