

# **\$249,900 - 7224 7327 South Terwillegar Drive, Edmonton**

MLS® #E4445466

## **\$249,900**

2 Bedroom, 2.00 Bathroom, 1,072 sqft

Condo / Townhouse on 0.00 Acres

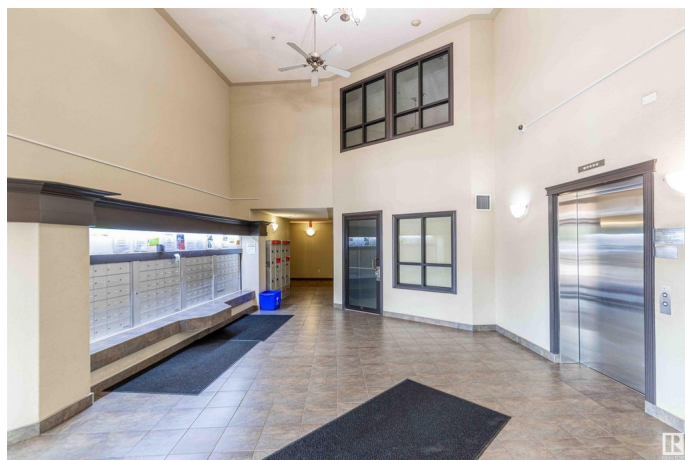
South Terwillegar, Edmonton, AB

This bright and spacious 1,070 sq.ft. corner unit offers 2 bedrooms and 2 bathrooms in a layout designed for both comfort and connection. Large south-facing windows fill the open-concept living area with natural light, while the oversized balcony extends your space outdoors—perfect for morning coffee or summer BBQs. Two large energy-saving wall lamps in the living room provide sufficient lighting for family banquets in the evening. Enjoy the ease of in-suite laundry and two titled parking stalls (one underground, one surface). Set in the heart of Terwillegar, you're steps from parks, shops, cafes, transit, and the rec centre.

Built in 2007

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445466          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,072             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 7224 7327 South Terwillegar Drive |
| Area        | Edmonton                          |
| Subdivision | South Terwillegar                 |
| City        | Edmonton                          |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T6R 0L8                           |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Intercom, Secured Parking, See Remarks  |
| Parking   | Heated, Stall, Underground, See Remarks |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                     |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 90             |
| Zoning         | Zone 14        |

Condo Fee                \$568

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