

# **\$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 |
|-------------|----------------|

|                |          |
|----------------|----------|
| Days on Market | 12       |
| Zoning         | Zone 14  |
| HOA Fees       | 135      |
| HOA Fees Freq. | Annually |



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Listing information last updated on July 15th, 2025 at 8:32pm MDT