

## \$430,800 - 7086 South Terwillegar Drive, Edmonton

MLS® #E4449794

**\$430,800**

3 Bedroom, 2.50 Bathroom, 1,335 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Beautiful 2 storey half duplex that BACKS ONTO WALKING PATH! Located in the middle of a quiet keyhole in the desirable South Terwillegar neighborhood. Built by Landmark, this home features an open concept main lvl w/ vinyl plank floors. Cozy living rm has large window overlooking the HUGE SOUTH FACING YARD w/ access to your deck. Kitchen features quartz countertops, S/S appliances, ceiling high cabinetry, subway tile backsplash & lrg island w/ eating bar. Upstairs you'll find a spacious primary bedrm w/ 3 pc ensuite incl an oversized shower & walk-in closet. 4 pc main bath, laundry & 2 other well-sized bedrms complete this lvl. Generous amt of storage in the bsmnt w/ plumbing rough-ins & awaits development. Single attached garage, K2 stonework, fully landscaped large fenced lot & visitor parking. Quick access to major commuter routes incl Rabbit Hill Rd & Anthony Henday. Walking distance to parks & walking trails! Conveniently close to schools, grocery, restaurants, shops, Terwillegar Rec Centre, & more!

Built in 2013

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449794  |
| Price  | \$430,800 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,335             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7086 South Terwillegar Drive |
| Area        | Edmonton                     |
| Subdivision | South Terwillegar            |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6R 0V1                      |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor |
| Parking   | Single 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                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | NellieCarlson/M.W.Irwin   |
| Middle     | NellieCarlson/A.J.Macneil |
| High       | LillianOsborne/MMM        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 14         |
| Condo Fee      | \$107           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 12:02pm MDT