

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$359,000 - 37 4850 Terwillegar Common, Edmonton

MLS® #E4428272

**\$359,000**

3 Bedroom, 2.50 Bathroom, 1,240 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This stunning townhouse in Mosaic Encore located in the desirable neighborhood of South Terwillegar is ready to call home. Stepping inside you'll notice pride of ownership with the spacious living/dining room currently set up as a living/toy room as they utilize the breakfast nook as a dining room. The gorgeous bright kitchen with stainless steel appliance, quartz countertops, large island has a east facing balcony right off it to can enjoy your morning coffee. A 2pc bathroom just recently freshened up finished the main level. Upstairs a good-sized master bedroom, with 3pc ensuite, & walk-closet. Another 2 bedrooms & a 4pc bathroom finish off the upper level. Ground level provides a double attached oversize & drywall garage (24' DEEP) & laundry area with high end washer & dryer. Upgraded: Turf yard, Paint in the last 5 years & HWT tank replaced last year is steps to shops, schools, parks & Terwillegar Rec Centre, and easy access to the Whitemud & Anthony Henday

Built in 2013

### Essential Information

MLS® #	E4428272
Price	\$359,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	37 4850 Terwillegar Common
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0T6

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas
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
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 31st, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$205

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