

## \$335,000 - 10 4950 Terwillegar Common, Edmonton

MLS® #E4452967

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,299 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Looking out over a lush green space & the vibrant Community Garden, this upgraded 3-bedroom townhome offers a setting that is truly special, paired with an intentionally functional floorplan. The open concept main floor, filled with natural light, creating an easy flow between the living & dining areas. The kitchen has warm cabinetry, mosaic tile backsplash, SS & black appliances, a breakfast bar to enjoy sunny weekday breakfasts, or enjoy lingered-over Sunday coffee on the lovely sun-filled balcony. Laminate & ceramic tile floors throughout are easy & low-maintenance, while a 2pc bath adds convenience for guests. Upstairs, the primary bedroom is a comfortable retreat with its own ensuite, joined by 2 additional bedrooms & a full bath, perfect for growing families or professional couples alike. A dbl attached garage keeps vehicles & gear tucked away. Beyond your front door, parks, trails, schools, the Terwillegar Rec Centre, & nearby shopping.

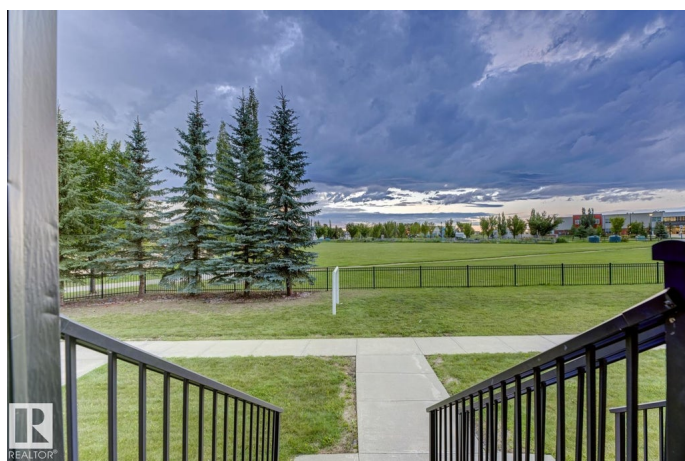
Built in 2010

### Essential Information

MLS® # E4452967

Price \$335,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,299             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 10 4950 Terwillegar Common |
| Area        | Edmonton                   |
| Subdivision | Terwillegar Towne          |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6R 0S1                    |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Secured Parking |
| Parking Spaces | 2                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                                                                     |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground |

Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

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

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Esther Starkman/Will Irwin |
| Middle     | Esther Starkman/J. MacNeil |
| High       | Lillian Osborne            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 14           |
| HOA Fees       | 138               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$365             |

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Listing information last updated on August 27th, 2025 at 3:02pm MDT