

## \$531,500 - 7117 South Terwillegar Drive, Edmonton

MLS® #E4454496

### \$531,500

3 Bedroom, 2.50 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to your family's next chapter in South Terwillegar! This bright and inviting 2-storey home faces Terwillegar South Park (which includes a dog park). It offers 1,755 sq ft of living space with 3 bedrooms and 2.5 bathrooms, including a spacious primary suite with walk-in closet and full ensuite. The main floor is designed with both comfort and function in mind, featuring a private living room at the front of the home with a cozy gas fireplace, a formal dining room, and an open-concept kitchen with a breakfast nook overlooking the backyard. Upstairs, you'll find generously sized bedrooms and a convenient main bath. The lower level offers excellent potential for future development. Outside, enjoy a spacious double detached garage and both front and rear decks, perfect for relaxing or entertaining. Ideally located close to parks, schools, shopping, dog parks, the Terwillegar Rec Centre, and with easy access to the Henday, this is the perfect place for your family to call home.

Built in 2010

### Essential Information

MLS® # E4454496

Price \$531,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,755                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7117 South Terwillegar Drive |
| Area        | Edmonton                     |
| Subdivision | South Terwillegar            |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6R 0R5                      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | NELLIE CARLSON SCHOOL   |
| Middle     | NELLIE CARLSON SCHOOL   |
| High       | LILLIAN OSBOURNE SCHOOL |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 14           |

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Listing information last updated on August 27th, 2025 at 11:02am MDT