

## \$399,900 - 4307 Terwillegar Link, Edmonton

MLS® #E4436166

**\$399,900**

4 Bedroom, 3.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Fantastic value in Terwillegar's end unit with no condo fees! This 3-bed plus den, 3.1-bath home features an oversized double detached garage that's insulated, heated, and equipped with a sub panel—ideal for a workshop or EV setup. Upgrades include new vinyl plank flooring, fresh paint, new garage door (2021), and shingles (2018). Main floor offers a bright living room with gas fireplace, kitchen with island, main floor laundry, and 2-pc bath. Upstairs has 3 bedrooms including a primary with ensuite. Finished basement includes a rec room, full bath, and a den that can be a 4th bedroom. Spacious yard, large deck, and just minutes to parks, schools, shopping, and Anthony Henday!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436166  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,352     |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4307 Terwillegar Link |
| Area        | Edmonton              |
| Subdivision | Terwillegar Towne     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 3H6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 12             |

|                |          |
|----------------|----------|
| Zoning         | Zone 14  |
| HOA Fees       | 138      |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 25th, 2025 at 5:32am MDT