

## \$269,000 - 33 4821 Terwillegar Common, Edmonton

MLS® #E4447030

**\$269,000**

2 Bedroom, 2.00 Bathroom, 1,346 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Enjoy executive living in The Village at Terwillegar Towne, built by award-winning Rohit Communities. This 1,348 sq. ft. home is nestled within the heart of Terwillegar town, standing across a park and various businesses. This home welcomes you with 9 ft ceilings, neutral tones, a gas fireplace, hot water tank and a high-efficiency furnace. The spacious island kitchen and dining area open to a sunny balcony, perfect for relaxing. Upstairs features two large bedrooms, while the professionally finished lower/main level offers a bright family room, a full 4-piece bath, laundry, and attached garage. Prime location â€” close to Rec Centre, Transit Centre, shopping, Kâ€™9 and high school, with easy access to Henday and Whitemud. Immediate possession possible. A must-see!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447030  |
| Price          | \$269,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,346     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Stacked Townhouse |
| Style      | Bi-Level          |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 33 4821 Terwillegar Common |
| Area        | Edmonton                   |
| Subdivision | South Terwillegar          |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6R 0C5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                    |
| Fireplace         | Yes                                                          |
| Fireplaces        | None                                                         |
| # of Stories      | 2                                                            |
| Stories           | 2                                                            |
| Has Basement      | Yes                                                          |
| Basement          | None, No Basement                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Private Setting    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 14         |
| HOA Fees       | 110             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$527           |

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Listing information last updated on August 4th, 2025 at 2:02am MDT