



Edmonton **14 South Terwillegar** **LP: \$289,900**
 #102 7293 South Terwillegar DR NW **SP:** M

ACTIVE

Type:	Townhouse	Listing ID#:	E4224219
Style:	2 Storey	Bdrms Above:	2
Year Built:	2007	Bdrms Total:	3
Full Baths:	3	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,450.99	Tot A.G. SqM:	134.80

Welcome to this fabulous townhouse with an attached garage ideally located in South Terwillegar Village. The main level features beautiful dark laminate floors, huge great room with a cozy gas fireplace, spacious eating nook, a great kitchen with tons of counter space, tile back splash with all black appliances, + a 1/2 bath. The second level features a 4-pce bath, laundry and two very large bedrooms. The primary suite has a spacious walk-in-closet and a large 4 piece ensuite with a separate shower, soaker tub. This home also has a fully developed basement which features a 3 pcs bath, large recreation space which can be used as a 3RD bedroom perfect for guests or possible rental space. With loads of storage space and a attached tandem garage this is the perfect home for your busy lifestyle!! Located in the corner/end of the complex, has quick access to Anthony Henday, public transportation, Shopping and all amenities!

Directions:

Virtual Tour: <https://vimeo.com/497710949>

Brochure: <http://www.102-7293-SouthTerwillegarDr.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	1	1	0	0
Ensuite Baths:		0	0	1	0	0
Finish Levels:	3					
Fireplace Y/N:	Fireplace Type:					
Parking:	Single Garage Attached, Tandem					
Garage Dim:	Prk Encl/Ttl: 1 / 2					

	Level	SqM	SqFt
Main:			
Uppr:			
AbGd:		134.80	1,450.99
Lowr:			
BIGd:			
Total A.G.:		134.80	1,450.99

Living Room:	M	Primary Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	B
Family Room:		Bedroom 4:	
Den:			
Bonus Room:			

Flooring:	Carpet, Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Ceiling 9 ft., Deck, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Vinyl Windows
Site Influences:	Airport Nearby, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer

Restrictions: Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	South Terwillegar Village	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Fee:	\$457.70	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:
Frontage:		Depth:		
Conform:		Conform Yr:		
Taxes:	\$2,592.54 2020	Front Expos:	South	
		Local Improve:		