



Edmonton **14 South Terwillegar** **LP: \$299,900**
 # #96 7293 SOUTH TERWILLEGAR DR NW **SP:** M

ACTIVE

Type: Townhouse	Listing ID#: E4169035
Style: 2 Storey	Bdrms Above: 3
Year Built: 2008	Bdrms Total: 3
Full Baths: 2	Basement: None
Half Baths: 1	Bsmnt Dev: No Basement
Tot A.G. SqFt: 1,646.03	Tot A.G. SqM: 152.92

This Terwillegar townhouse features over \$30,000 in renovations. Open concept main floor boasts a fully renovated gourmet kitchen with high-end appliances, massive quartz island with seating, cherry wood cabinets to the ceiling, abundance of drawers/cabinets (soft-close) around the whole island, a pull out pantry, hidden hood-fan & under the counter space for a microwave. Patio door access off kitchen to balcony (with gas-line). Large south facing windows for natural sunlight throughout the unit. Living space has wall fire place, cork plank flooring & 9 foot ceilings throughout. Newer laundry with storage space & a 2-piece bath complete this floor. Upstairs has all new plush carpet. Large master with 16 ft. loft ceiling, walk-in closet & 4-piece ensuite with soaker tub. Additional 2 large bedrooms & 4 piece bath. Attached single garage, additional parking outside pad - visitor parking steps from unit. Includes HEAT & WATER. Walking to spray park & public transport. Quick access to Anthony Henday.

Directions: Once pulled into Complex, follow all the way down, take your last right turn. Unit is located in second last row of Townhouses (unit #'s are on exterior of garage door frame).

Virtual Tour: <https://youtu.be/bgw6nwT2C80> **Brochure:** <http://www.96-7293-SouthTerwillegarDr.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	71.22	766.61
Ensuite Baths:		0	0	1	0	0	Uppr:	74.22	798.90
Finish Levels:	2						AbGd:		
Fireplace Y/N: Y	Fireplace Type: Stone Facing						Fireplace Fuel: Gas	Lowr:	7.48 80.51
Parking:	Single Garage Attached, See Remarks						BlGd:		
Garage Dim:	Prk Encl/Ttl: 1 / 2						Total A.G.:	152.92	1,646.03

Living Room:	4.88x3.05	M	Master Bedroom:	5.33x3.35	U
Dining Room:	3.96x2.13	M	Bedroom 2:	3.51x2.90	U
Kitchen:	3.96x3.66	M	Bedroom 3:	4.88x3.05	U
Family Room:			Bedroom 4:		
Den:			Laundry Room	2.59x1.52	M
Bonus Room:					

Flooring: Carpet, Ceramic Tile, Cork 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, Intercom, Laundry-In-Suite, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling
Site Influences: Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby	

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** Pet Restrict/Board Approv, Utility Right Of Way

Goods Excluded: Garage Rack and all drapes

Warranty:

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

Condo Name: South Terwillegar Village	Condo Fee Incl: Exterior Maintenance, Heat, Insur. for Common Areas, Reserve Fund Contribution, Water/Sewer
Condo Fee: \$379.80	HOA Fee:
Floor Location:	Floor Number:
Balcony/Terrace Yes	Unit Exposure:
	HOA Fee Incl:

Total Lot M2:	Depth:	Lot Shape:	Lot Dimen:
Frontage:	Conform Yr:	Zoning:	
Conform:		Front Expos: South	
Taxes: \$2,497.47 2018		Local Improve:	