

# **\$199,000 - 1104 7339 South Terwillegar Drive, Edmonton**

MLS® #E4428494

**\$199,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

CASH FLOW Property!! Great Investment and Incredible Value in Southwest Edmonton! Currently rented for \$1700/month plus utilities. This well-maintained 2-bedroom, 2-bathroom condo in South Terwillegar offers an open-concept layout with two titled parking stalls. The bright living space flows seamlessly into the kitchen and dining area. The primary bedroom features a walk-through closet leading to a 4-piece ensuite, while the second bedroom is conveniently located near another 4-piece bath. Additional highlights include in-suite laundry, a private balcony, and ample storage. Ideally situated just 15 minutes from the airport, this home is close to public transit, shopping, dining, entertainment, golf courses, parks, and walking trails. Enjoy easy access to Terwillegar Recreation Centre, Anthony Henday Drive, and Rabbit Hill Road. Quick possession available! Don't miss this fantastic opportunity!

Built in 2007

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4428494  |
| Price     | \$199,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 838                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 1104 7339 South Terwillegar Drive |
| Area        | Edmonton                          |
| Subdivision | South Terwillegar                 |
| City        | Edmonton                          |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T6R 0E1                           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | 2 Outdoor Stalls, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 1st, 2025  
Days on Market                93  
Zoning                              Zone 14  
Condo Fee                        \$385

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