

# **\$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                117  
Zoning                              Zone 14  
Condo Fee                        \$385

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