

## \$399,900 - 4307 Terwillegar Link Link, Edmonton

MLS® #E4447735

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

No condo fee end unit Townhome in Terwillegar Towne! Absolutely great value-ideal as a starter home or investment property. New luxury vinyl plank flooring and fresh paint ensure a move-in-ready experience. This spacious 3-bedroom plus den, 3.5-bath home features a bright main floor with a cozy gas fireplace, kitchen with raised eating bar and dedicated hoodfan. Upstairs you'll find three comfortable bedrooms, including a huge primary suite with full ensuite bath. The fully finished basement adds versatility with a large rec room, an additional full bathroom, and a den that can function as a fourth bedroom or home office. A major highlight is the double detached garage with insulated walls, heater, and a dedicated sub-panel, making it perfect for a workshop or future EV charging setup. Newly improved back and side yard with a huge deck guarantee enjoyable outdoor living for the rest of the summer!

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447735  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,352                |
| Acres          | 0.00                 |
| Year Built     | 2002                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                                            |
|-------------|--------------------------------------------|
| Address     | 4307 Terwillegar Link <a href="#">Link</a> |
| Area        | Edmonton                                   |
| Subdivision | Terwillegar Towne                          |
| City        | Edmonton                                   |
| County      | ALBERTA                                    |
| Province    | AB                                         |
| Postal Code | T6R 3H6                                    |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling |
| Parking   | Double Garage Detached                                                                   |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Corner, Glass Door, Tile Surround                                                                                                      |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 8:02am MDT