

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$359,000 - 37 4850 Terwillegar Common, Edmonton

MLS® #E4428272

**\$359,000**

3 Bedroom, 2.50 Bathroom, 1,240 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This stunning townhouse in Mosaic Encore located in the desirable neighborhood of South Terwillegar is ready to call home. Stepping inside you'll notice pride of ownership with the spacious living/dining room currently set up as a living/toy room as they utilize the breakfast nook as a dining room. The gorgeous bright kitchen with stainless steel appliance, quartz countertops, large island has a east facing balcony right off it to can enjoy your morning coffee. A 2pc bathroom just recently freshened up finished the main level. Upstairs a good-sized master bedroom, with 3pc ensuite, & walk-closet. Another 2 bedrooms & a 4pc bathroom finish off the upper level. Ground level provides a double attached oversize & drywall garage (24' DEEP) & laundry area with high end washer & dryer. Upgraded: Turf yard, Paint in the last 5 years & HWT tank replaced last year is steps to shops, schools, parks & Terwillegar Rec Centre, and easy access to the Whitemud & Anthony Henday

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428272  |
| Price     | \$359,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,240             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 37 4850 Terwillegar Common |
| Area        | Edmonton                   |
| Subdivision | South Terwillegar          |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6R 0T6                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$205            |

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Listing information last updated on April 3rd, 2025 at 7:17am MDT