

## \$740,000 - 3232 Tredger Close, Edmonton

MLS® #E4444223

**\$740,000**

4 Bedroom, 3.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Beautifully appointed home in the highly sought-after Terwillegar Towne, built by Kimberly Homes. This 4-bedroom, 3.5-bath home offers 2,261 sf of thoughtfully designed living space in a quiet cul-de-sac with only local traffic, surrounded by high-end homes. A perfect place to raise a family. The bright kitchen features upgraded appliances, a corner pantry & a sunny nook overlooking the beautifully landscaped backyard. It opens to a warm, inviting living room with a gas fireplace, adjacent to a formal dining room ideal for family gatherings or everyday living. The well-laid-out upper level offers a spacious bonus room, convenient laundry, a peaceful primary suite with 5-piece ensuite & two generously sized bedrooms. The fully finished basement includes a large rec room, 4th bedroom, full bath & flex room. Additional features include A/C, fresh paint & a spacious backyard perfect for outdoor enjoyment. Close to top-ranked schools, parks, shops, Anthony Henday, Whitemud & 23rd Ave. A must-see home!

Built in 2006

### Essential Information

MLS® # E4444223

Price \$740,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,262                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3232 Tredger Close |
| Area        | Edmonton           |
| Subdivision | South Terwillegar  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 3T6            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling |
| Parking   | Double Garage Attached                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Nellie Carlson  |
| Middle     | Nellie Carlson  |
| High       | Lillian Osborne |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 14         |

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