

## \$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	2
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 7:32am MDT