

## \$699,900 - 307 Tory View, Edmonton

MLS® #E4456538

**\$699,900**

2 Bedroom, 2.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

RARE WALKOUT BRASS III bungalow with INCREDIBLE VIEWS in Terwillegar Gardens!! 1500+ sqft AND a FULLY FINISHED basement, BRAND NEW furnace AND Central AC! Mainfloor offers 9ft CEILINGS, spacious kitchen w/ large center island, SS appliances, corner pantry, & PLENTY of cabinet/counterspace. Living room has a cozy 3 sided GAS FP and is surrounded with large windows bringing in tons of natural light. Large primary bedroom, space for all your furniture and also has a walk-in closet. Ensuite w/separate soaker tub & W/I shower. 2nd bedroom/office/den, 2 pc bath, and laundry complete the main level. Fully finished basement offers a huge rec room/family room, massive bedroom, 4pc bath & all the storage space you need! QUALITY BUILT and low maintenance living. Perfectly located to all amenities just steps away. Excellent retirement home on a beautiful and quiet street. RARE opportunity.

Built in 2001

### Essential Information

MLS® #	E4456538
Price	\$699,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	307 Tory View
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3A7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	4
Zoning	Zone 14
HOA Fees	275
HOA Fees Freq.	Annually

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