

## **\$599,900 - 46 841 156 Street, Edmonton**

MLS® #E4436844

### **\$599,900**

3 Bedroom, 2.50 Bathroom, 1,401 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

IMMACULATE WALK-OUT bungalow backing a POND in Terwillegar! Meticulously well-kept, AC, 1+2 beds, FF basement, 11ft ceilings, RARE OPPORTUNITY! Mainfloor features gorgeous HARDWOOD flooring, OPEN-CONCEPT layout with MASSIVE windows giving stunning views! Large kitchen with GRANITE countertops, plenty of cabinet space, SS appliances and a corner pantry. Living room has high ceilings, GAS fireplace, and is big enough for all your furniture! Large primary bedroom offers a 5pc ensuite with separate shower and soaker tub, double sinks and a spacious WALK-IN closet. Den, 2pc bath, laundry are also on this level. Fully finished WALKOUT basement has a second family room, recreation/workout space, 2 large bedrooms, 4 pc bath and storage space! Incredible views of the pond in the backyard or on your raised patio as summer approaches! Perfect location close to every amenity you need and easy access to the Henday, this adult complex rarely offers the opportunity to be on the pond! MOVE-IN READY!

Built in 2007

### **Essential Information**

MLS® # E4436844

Price \$599,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	46 841 156 Street
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0B3

### Amenities

Amenities	Air Conditioner, Deck, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Landscaped, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$475

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