

## \$449,000 - 7715 Schmid Crescent, Edmonton

MLS® #E4440022

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

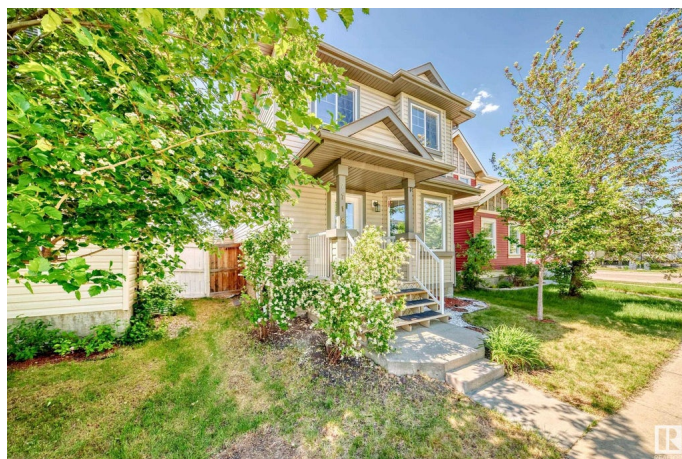
South Terwillegar, Edmonton, AB

Welcome to South Terwillegar-where family living meets everyday convenience! This lovely 2-storey home offers 3 generously sized bedrooms, 2.5 baths and sunlit front office-perfect for a study or home workspace. Enjoy your morning coffee on the spacious deck and take advantage of the double detached garage that backs onto a peaceful walkway, leading to beautiful trails, ponds, kids spray park, including Terwillegar Park. Located just minutes from schools, shopping, the Terwilleger recreation center and Leger bus transit depo. This home sits in a welcoming ,family-oriented neighborhood you will love calling home.

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440022      |
| Price          | \$449,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,513         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7715 Schmid Crescent |
| Area        | Edmonton             |
| Subdivision | South Terwillegar    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0K6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Nellie Carlson  |

High Lilian Osborne

Additional Information

Date Listed June 3rd, 2025  
Days on Market 15  
Zoning Zone 14  
HOA Fees 138  
HOA Fees Freq. Annually

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