

## \$449,500 - 7718 Schmid Crescent, Edmonton

MLS® #E4431411

**\$449,500**

3 Bedroom, 2.50 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to your new home in South Terwillegar! This well-maintained 3-bedroom, 2.5-bathroom, 2-storey gem offers an impeccably designed living space and caters perfectly to those seeking move-in readiness with room for personalization. Located on a corner lot, the open-concept design features abundant natural light and a kitchen with plenty of cabinets, a breakfast bar and newer appliances. The primary suite boasts an ensuite and walk-in closet, while 2 more bedrooms and a second full bath round out the upper floor. The unfinished basement comes insulated, with plumbing roughed in and laundry facilities, offering potential for future customization. Additional perks include a double detached garage, air conditioning, and newer hot water tank and furnace. Located close to schools, transit, shopping, Terwillegar Rec Centre, and Henday, convenience is at your doorstep, making this property a perfect blend of comfort and potential. Don't miss the chance to personalize this space and make it truly yours!

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431411  |
| Price  | \$449,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,323                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7718 Schmid Crescent |
| Area        | Edmonton             |
| Subdivision | South Terwillegar    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0K6              |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Playground |

|              |  |
|--------------|--|
|              | Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl  |
| Foundation   | Concrete Perimeter   |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lillian Osborne |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 28th, 2025 at 2:17am MDT