

## \$447,500 - 7707 Schmid Crescent, Edmonton

MLS® #E4446418

**\$447,500**

3 Bedroom, 2.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to 7707 Schmid Crescent in family perfect South Terwillegar! This Jayman-built gem is perfectly situated on a quiet street and backs onto beautiful green space with a scenic walking trail. Step inside to find a heart warming feels like home open spacious floor plan featuring hardwood floors throughout the main level, a large living room with a great gas fireplace, and a stylish kitchen with granite countertops allowing You to entertain and enjoy while treating, indulging Your Family and Friends. Upstairs offers 3 bedrooms, including a generous primary suite with a full ensuite and walk-in closet. Enjoy convenience of 2.5 baths and an oversized garage pad, Air Conditioning, a large deck and super west back yard backing onto green reserve, park & pond only a couple minutes walk. Ideal location close to parks, the Terwillegar Rec Centre, transit, shopping, quick access to the Anthony Henday and Terwillegar Drive. A perfect blend of comfort, style, and location! Excellent Single Family Living Value

Built in 2007

### Essential Information

MLS® # E4446418

Price \$447,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7707 Schmid Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K6

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved, Rear Drive Access, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Level Land, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	62
Zoning	Zone 14
HOA Fees	105
HOA Fees Freq.	Annually

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