

## \$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 | 48             |
| Zoning         | Zone 14        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 5:02am MDT