

## \$679,900 - 307 Tory View, Edmonton

MLS® #E4456538

**\$679,900**

2 Bedroom, 2.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

RARE WALKOUT BRASS III bungalow with INCREDIBLE VIEWS in Terwillegar Gardens!! 1500+ sqft AND a FULLY FINISHED basement, BRAND NEW furnace AND Central AC! Mainfloor offers 9ft CEILINGS, spacious kitchen w/ large center island, SS appliances, corner pantry, & PLENTY of cabinet/counterspace. Living room has a cozy 3 sided GAS FP and is surrounded with large windows bringing in tons of natural light. Large primary bedroom, space for all your furniture and also has a walk-in closet. Ensuite w/separate soaker tub & W/I shower. 2nd bedroom/office/den, 2 pc bath, and laundry complete the main level. Fully finished basement offers a huge rec room/family room, massive bedroom, 4pc bath & all the storage space you need! QUALITY BUILT and low maintenance living. Perfectly located to all amenities just steps away. Excellent retirement home on a beautiful and quiet street. RARE opportunity.

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456538  |
| Price     | \$679,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,504         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 307 Tory View     |
| Area        | Edmonton          |
| Subdivision | Terwillegar Towne |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 3A7           |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Walkout Basement |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Three Sided                                                                                                  |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                      |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 27                  |
| Zoning         | Zone 14             |
| HOA Fees       | 275                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 3rd, 2025 at 8:47am MDT