

## \$440,000 - 30 6835 Speaker Vista, Edmonton

MLS® #E4444852

**\$440,000**

4 Bedroom, 3.50 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Step into this beautifully updated two-storey home, freshly painted and move-in ready in one of the area's most sought-after neighbourhoods. The bright, open-concept main floor features modern neutral tones, a spacious kitchen with abundant cabinetry and quartz counters, and a cozy living room anchored by a tiled, gas fireplace. Seamless indoor-outdoor flow leads you to a private deck overlooking a fully fenced yard—perfect for summer barbecues and safe play. Upstairs, three generous bedrooms share a four-piece bath, while the spacious master suite delights with its own four-piece ensuite. A versatile bonus area provides extra room for a TV lounge, play zone, or home office. The fully finished, permitted basement adds a fourth bedroom or recreational living room, full bath and laundry. Plus a double attached garage offers convenience and storage. Just minutes from shopping, top schools, the Terwillegar Rec Centre, and major transit routes!

Built in 2010

### Essential Information

MLS® #	E4444852
Price	\$440,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	30 6835 Speaker Vista
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	12
Zoning	Zone 14
Condo Fee	\$122

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