

Courtesy Of Greg B Rosychuk Of Real Broker

## **\$629,000 - 7308 Singer Way, Edmonton**

MLS® #E4431432

**\$629,000**

5 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Magical former show home! 3000 sqft of living space. Exterior accented w river rock, pot lights, composite cedar shakes at roof peaks. No-exit community is an island of paradise just off Rabbit Hill Rd. Inside foyer, you are greeted w a flood of natural light. Off entry is large mud room/laundry rm and 1/2 bath, a den with BI cabinetry and desk, perfect if you WFH. Built-ins abound; alcove leading to kitchen; BI bench in DR; BI storage in mud room. Kitchen features new low-profile RH, like-new stove, fridge w water + ice; appliances S/S. Butler pantry! 12x10 deck w retractable awning. Private SW facing yard. LR designed around NG FP w mantle, soaring ceiling! Upstairs enclosed bonus room w BI surround sound. Primary suite features deluxe closet organization + ensuite w walk-in shower, soaker tub, water closet, custom double-frosted tilt + turn windows. 2 more BRs + a full bath round off upper lvl. Basement has family room, 2 more BRs, + full bath. New HWT 2025. Visit this REALTORS website for more info

Built in 2005

### **Essential Information**

MLS® # E4431432

Price \$629,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7308 Singer Way
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3S1

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, See Remarks, Stone, Vinyl

Exterior Features Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, See Remarks, Stone, Vinyl

Foundation Concrete Perimeter

## School Information

Elementary Esther Starkman

Middle Esther Starkman

High Lillian Osbourne

## Additional Information

Date Listed April 17th, 2025

Days on Market 10

Zoning Zone 14

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