

## \$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 | 22              |
| Zoning         | Zone 14         |
| Condo Fee      | \$122           |

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Listing information last updated on July 19th, 2025 at 7:02am MDT