# \$299,900 - 55 1623 Towne Centre Boulevard, Edmonton

MLS® #E4432297

## \$299.900

2 Bedroom, 2.50 Bathroom, 1,026 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this well cared for 2 bedroom 2.5 bathroom townhome in Terwillegar! Great location close to restaurants, cafes, shops, schools & just down the road from Terwillegar Rec Centre. Great unit with a fenced in yard for BBQ/pets/Vitamin D and an open concept layout. The kitchen has beautiful cabinets, a pantry, black appliances, tons of counter space and a peninsula with a big overhang for stools. Lots of windows flood the space with light & cool floating stairs lead up to the 2 bedrooms, 2 baths & upstairs laundry. The basement leads out to the double tandem garage which has good storage & houses utilities. Close to visitor parking & a path leads to the playground within the complex. Condo fees are only \$225.55

Built in 2010

#### **Essential Information**

MLS® # E4432297 Price \$299,900

Bedrooms 2

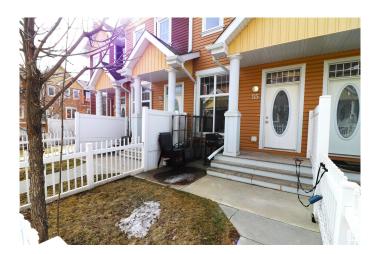
Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,026

Acres 0.00







Year Built 2010

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 55 1623 Towne Centre Boulevard

Area Edmonton

Subdivision South Terwillegar

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0S3

## **Amenities**

Amenities Vinyl Windows

Parking Double Garage Attached, Tandem

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 9

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually

Condo Fee \$226

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 May 2nd, 2025 at 6:02pm MDT