

## \$475,000 - 1873 Towne Centre Boulevard, Edmonton

MLS® #E4443347

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Discover a prime investment opportunity in the vibrant community of Terwillegar Towne with this well appointed two-storey home, featuring 1,441 sq ft of living space, 4 bedrooms, and 3.5 baths. This inviting residence boasts a spacious kitchen with a large bay window and eating bar, an efficient main floor layout including laundry and a 2-piece bath, and an open-plan living and dining area. The upper level includes a primary suite with an ensuite and walk-in closet, while the basement offers additional living space with a recreation room, a computer nook/den, a fourth bedroom, and a full bath. The property also features an east-facing yard with a double detached garage and is conveniently located within walking distance to parks, schools, the Leger Bus Terminal, and a Recreation Centre. With tenants in place until 2025, it represents a unique investment with immediate return potential in a sought-after neighborhood.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443347  |
| Price      | \$475,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,441                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1873 Towne Centre Boulevard |
| Area        | Edmonton                    |
| Subdivision | Terwillegar Towne           |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 3J6                     |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                  |
| Parking        | Double Garage Detached                                             |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 3                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lilian Osborne  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 6th, 2025 at 9:31am MDT