# \$349,000 - 1641 Towne Centre Boulevard, Edmonton

MLS® #E4445225

#### \$349.000

3 Bedroom, 2.50 Bathroom, 1,265 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Live where comfort meets convenience in the heart of Terwillegar Towne Centre! This pet-friendly 2-storey townhome is perfect for first-time buyers or investorsâ€"steps from a daycare, convenience store, Remedy Café, shops, and other services. The main floor features a bright open-concept layout, a stylish kitchen with a spacious island, and the added advantage of being a corner unit for extra light and privacy. Upstairs, the primary suite includes a walk-in closet and an ensuite, with two additional bedrooms and a full bath. The basement offers laundry, storage, and direct access to the double attached garage. With low condo fees, quick access to transit, schools, Terwillegar Rec Centre, and major routes, this home blends low-maintenance living with an unbeatable location!

Built in 2010

#### **Essential Information**

MLS® # E4445225 Price \$349,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,265

Acres 0.00







Year Built 2010

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1641 Towne Centre Boulevard

Area Edmonton

Subdivision South Terwillegar

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0S3

#### **Amenities**

Amenities Air Conditioner, Parking-Visitor, See Remarks

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

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

## **Additional Information**

Date Listed July 1st, 2025

Days on Market 120

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually

Condo Fee \$226

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