

## \$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	7
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 April 29th, 2025 at 11:32pm MDT