

# **\$339,800 - 81 1623 Towne Centre Boulevard, Edmonton**

MLS® #E4447125

**\$339,800**

3 Bedroom, 2.50 Bathroom, 1,205 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Investor & First-Time Buyer Alert! Welcome to this well-kept 2-storey townhome located in the highly desirable Terwillegar area! The main floor features an open-concept layout with stylish hardwood flooring. The space is filled with natural light and neutral tones. The bright and spacious living room offers large south-facing windows—perfect for relaxing or entertaining. The contemporary kitchen includes ample cabinetry and stainless steel appliances. Upstairs, you'll find three bedrooms, including a primary suite with its own ensuite, as well as a 4-piece main bathroom. The lower level provides extra storage space and direct access to the double attached garage. Fantastic location! Walking distance to schools, Spray Park, public transit, bakery, liquor store, and more. Just minutes from Terwillegar Rec Centre and the shopping amenities of Terwillegar Heights and Windermere Currents.

Built in 2010

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4447125  |
| Price      | \$339,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |





|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,205             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 81 1623 Towne Centre Boulevard |
| Area        | Edmonton                       |
| Subdivision | South Terwillegar              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 0S3                        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 14         |
| HOA Fees       | 105             |
| 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 July 30th, 2025 at 9:47pm MDT