

\$344,800 - 48 1623 Towne Centre Boulevard, Edmonton

MLS® #E4430635

\$344,800

3 Bedroom, 2.50 Bathroom, 1,126 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Located in a "Mosaic Towne Centre" is this IMMACULATE & CLEAN "Ready to Move Into" 3 Bedroom Unit featuring a Ground Level Double Attached Garage! Nice Modern Floor Plan featuring a Raised Island kitchen with Stainless Steel Appliances, Trendy Back Splash and Dark Walnut Color Cabinetry. RARE "Real" Hardwood Floors throughout the Dining & Living Rooms present a touch of "Class" and Richness. Upstairs Has 2 Full Washrooms & A Primary Bedroom with a Large Walk in Closet. The basement to this townhome features an AMPLE amount of storage, laundry laundry area & a fully insulated double car garage. This unit has a Bright & Sunny south fenced front yard with room for patio furniture, BBQ & a stone's throw away from the complexes playground for the Kids. The complex is Well Managed & has a low monthly condo fee of only \$212 per month! Great Unit, Sparkling Clean & Priced to Sell! Move in as little as 2 weeks.

Built in 2011

Essential Information

MLS® #	E4430635
Price	\$344,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,126
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	48 1623 Towne Centre Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S3

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 12th, 2025
Days on Market	19
Zoning	Zone 14
HOA Fees	125
HOA Fees Freq.	Annually
Condo Fee	\$212

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 1st, 2025 at 1:17am MDT