

## \$225,000 - 34 1623 Towne Centre Boulevard, Edmonton

MLS® #E4451156

**\$225,000**

2 Bedroom, 1.00 Bathroom, 677 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Move-In Ready with Immediate Possession! Welcome to this well-maintained 2-bedroom townhouse located in a family-friendly complex in the heart of Terwillegar Towne. This home features a double tandem garage (one car behind the other) and a bright, open layout with modern colors and durable laminate flooring throughout. Stay cool in the summer with central air conditioning, and enjoy the outdoors in your large private front yard with a white fence and gas BBQ hookup – perfect for relaxing or entertaining. A private playground is located in the center of the complex for the kids to enjoy. This home is in a great location, just a short walk to the Leger Transit Centre, Terwillegar Rec Centre, and Lillian Osborne High School. You'll also love the nearby shops and services, including Remedy Café, dental and medical clinics, a pharmacy, hair salon, and Circle K convenience store. This community offers everything you need – playgrounds and a splash park. Don't miss out on this move-in ready home!

Built in 2011

### Essential Information

MLS® # E4451156

Price \$225,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 677               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 34 1623 Towne Centre Boulevard |
| Area        | Edmonton                       |
| Subdivision | South Terwillegar              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 0S3                        |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Front Porch, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                                                             |
| Parking        | Insulated, Single Garage Attached, Tandem                                     |

### Interior

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Stories      | 2                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Partially Finished                                                                                                                      |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$222            |

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Listing information last updated on August 21st, 2025 at 12:47am MDT