

# **\$344,800 - 1609 Towne Centre Boulevard, Edmonton**

MLS® #E4437909

**\$344,800**

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

A must see, this 2 story townhouse located in Terwillegar Towne is perfect for anyone. Featuring 3 spacious bedrooms, 2.5 baths & double attached garage. Upon entering is the open concept living room w/large windows & overlooks the spacious dining nook. The cinnamon stained maple kitchen offers black appliances, breakfast bar & more large windows. Completing the main level is the half bath. Upstairs is the master suite w/full ensuite & walk in closet, 2 additional bedrooms & a full bath. The front yard is fenced with a lock gate and landscaped. This home is complete with a rear double attached garage providing access to the home through the basement which has the laundry room. Close to transportation (bus stop IN front of home) school, shopping, Terwillegar Rec Centre & Anthony Henday Last but not the least HOUSE HAS BRAND NEW CARPET AND PRPFESSIONALLY PAINTED. Must see .

Built in 2010

## **Essential Information**

MLS® #	E4437909
Price	\$344,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1609 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

### 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	Airport Nearby, Landscaped, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$226

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