

# **\$349,500 - 73 2051 Towne Centre Boulevard, Edmonton**

MLS® #E4443236

**\$349,500**

2 Bedroom, 2.50 Bathroom, 1,116 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Prime Location & Maintenance-Free Living!  
Live just steps from the Terwillegar Rec Centre in this stylish townhouse in sought-after Mosaic Ridge! This well-kept home features two spacious primary bedrooms, each with a walk-in closet and private ensuite, perfect for roommates, guests, or a home office setup. The bright, open-concept main floor is ideal for entertaining, with rich hardwood flooring, a large south-facing balcony for sunny BBQs, and a chef-inspired kitchen complete with a raised breakfast bar, quality stainless steel appliances, tile backsplash, and ample cabinetry. Enjoy a fenced front yard, double attached garage, and a convenient flex area upstairs—great for a home office or study nook. Recent updates include BRAND NEW carpet with good-quality underlay for added comfort. Unbeatable location with quick access to the Rec Centre, Leger Transit Centre, shopping, schools, and major routes including the Henday and Whitemud. Move-in ready and a fantastic opportunity—this one won't last!

Built in 2007

## **Essential Information**

MLS® # E4443236

Price \$349,500

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	73 2051 Towne Centre Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G8

### Amenities

Amenities	No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, 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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$314

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