

# **\$339,800 - 1609 Towne Centre Boulevard, Edmonton**

MLS® #E4437909

**\$339,800**

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      | \$339,800 |
| 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 | 16             |
| Zoning         | Zone 14        |
| HOA Fees       | 138            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$226          |

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Listing information last updated on June 7th, 2025 at 9:02pm MDT