

## \$339,800 - 81 1623 Towne Centre Boulevard, Edmonton

MLS® #E4447125

**\$339,800**

3 Bedroom, 2.50 Bathroom, 1,205 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Investor & First-Time Buyer Alert! Welcome to this well-kept 2-storey townhome located in the highly desirable Terwillegar area! The main floor features an open-concept layout with stylish hardwood flooring. The space is filled with natural light and neutral tones. The bright and spacious living room offers large south-facing windows—perfect for relaxing or entertaining. The contemporary kitchen includes ample cabinetry and stainless steel appliances. Upstairs, you'll find three bedrooms, including a primary suite with its own ensuite, as well as a 4-piece main bathroom. The lower level provides extra storage space and direct access to the double attached garage. Fantastic location! Walking distance to schools, Spray Park, public transit, bakery, liquor store, and more. Just minutes from Terwillegar Rec Centre and the shopping amenities of Terwillegar Heights and Windermere Currents.

Built in 2010

### Essential Information

MLS® #	E4447125
Price	\$339,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	81 1623 Towne Centre Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S3

### Amenities

Amenities	See Remarks
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	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 14
HOA Fees	105
HOA Fees Freq.	Annually
Condo Fee	\$226

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