

## \$299,900 - 54 1623 Towne Centre Boulevard, Edmonton

MLS® #E4463232

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,024 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Don't miss your chance to live in Terwillegar Towne, one of the city's most desirable neighborhoods. This 2 storey home is perfect for the first time buyer, if you're looking to downsize or looking for an easy home to maintain. This fabulous home offers 2 bedrooms, one comes with an ensuite and the other has access to a full bathroom. Conveniently located upstairs is the laundry. The main floor features glistening upgraded laminate floors, half bathroom, large open kitchen with eating bar and black appliances, AIR CONDITIONING, and living room. The bathrooms and entry ways have been finished with upgraded contemporary tile. You will find access to your oversized attached garage in the lower level. The front yard is landscaped, fenced and is maintenance free. Conveniently located only minutes away from Anthony Henday, Whitemud Dr., and the Currents of Windemere for all your shopping. Only steps away you have the convenience of schools, convenience store, coffee shop, public transportation and more.

Built in 2010

### Essential Information

MLS® # E4463232

Price \$299,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,024             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 54 1623 Towne Centre Boulevard |
| Area        | Edmonton                       |
| Subdivision | South Terwillegar              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 0S3                        |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Storage-In-Suite |
| Parking   | Over Sized, Single Garage Attached                 |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 2                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | See Remarks                                                                                                                                                            |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

|              |                                  |
|--------------|----------------------------------|
|              | Shopping Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Vinyl                      |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 14            |
| HOA Fees       | 138                |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$226              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 28th, 2025 at 11:17pm MDT