

## \$349,000 - 1641 Towne Centre Boulevard, Edmonton

MLS® #E4445225

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,265 sqft

Condo / Townhouse on 0.00 Acres

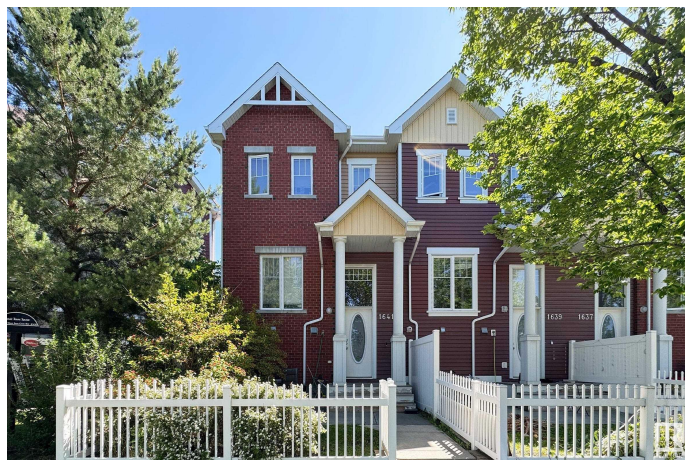
South Terwillegar, Edmonton, AB

Live where comfort meets convenience in the heart of Terwillegar Towne Centre! This pet-friendly 2-storey townhome is perfect for first-time buyers or investors—steps from a daycare, convenience store, Remedy Café, shops, and other services. The main floor features a bright open-concept layout, a stylish kitchen with a spacious island, and the added advantage of being a corner unit for extra light and privacy. Upstairs, the primary suite includes a walk-in closet and an ensuite, with two additional bedrooms and a full bath. The basement offers laundry, storage, and direct access to the double attached garage. With low condo fees, quick access to transit, schools, Terwillegar Rec Centre, and major routes, this home blends low-maintenance living with an unbeatable location!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445225  |
| Price          | \$349,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,265     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2010              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1641 Towne Centre Boulevard |
| Area        | Edmonton                    |
| Subdivision | South Terwillegar           |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 0S3                     |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, See Remarks |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Stories           | 2                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Partial, Partially Finished                                                                                                    |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 53             |

|                |          |
|----------------|----------|
| Zoning         | Zone 14  |
| HOA Fees       | 138      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$226    |

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Listing information last updated on August 22nd, 2025 at 11:47pm MDT