

\$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 | 16 |
| Zoning | Zone 14 |
| HOA Fees | 105 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$226 |

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Listing information last updated on July 26th, 2025 at 7:32am MDT