

## \$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	16

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

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