

## **\$369,900 - 41 1623 Towne Centre Blvd, Edmonton**

MLS® #E4447366

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,448 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Spectacular 3-bedroom, 2-bath townhouse with over 1400sqft, thoughtfully designed for everyday living and entertaining! Nestled in the desirable South Terwillegar neighborhood you are greeted to a welcoming main front entry off the south facing front fenced yard. Up the stairs you'll find a generous open concept living space with south facing windows offering natural light all year round! The timeless kitchen features quartz countertops, expansive center island, pantry, an abundance of cabinetry & storage, spacious dining area with new lighting and a garden door to a fabulous deck with gas bbq hookup. Features like a separate laundry room, primary suite w ensuite, walk in closet, and A/C will have you impressed! Rear lane access to a convenient double attached garage. Located steps away from the Remedy coffee shop, walking trails, spray park and transit hub. Minutes to Fresons Bros for groceries, easy access to Whitemud Drive, Anthony Henday Drive and the popular Currents of Windermere shopping district!

Built in 2011

### **Essential Information**

MLS® # E4447366

Price \$369,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,448
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	41 1623 Towne Centre Blvd
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Parking-Visitor, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Remote Control
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Esther Starkman
Middle	Esther Starkman

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	61
Zoning	Zone 14
HOA Fees	105
HOA Fees Freq.	Annually
Condo Fee	\$222

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