

## **\$374,888 - 41 1623 Towne Centre Blvd, Edmonton**

MLS® #E4447366

**\$374,888**

3 Bedroom, 2.00 Bathroom, 1,448 sqft  
Condo / Townhouse on 0.00 Acres

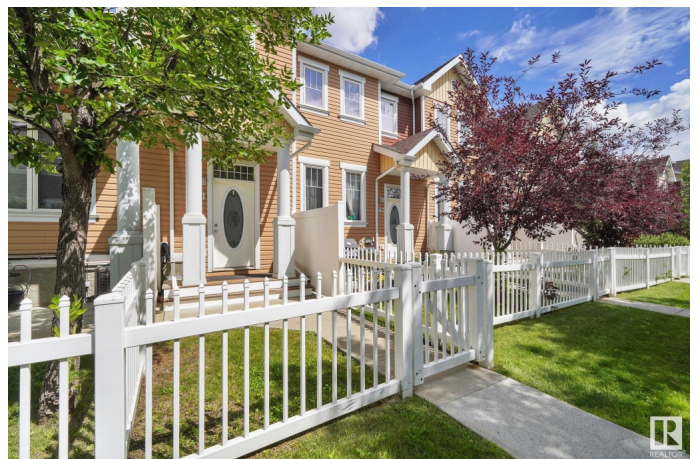
South Terwillegar, Edmonton, AB

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, a primary suite w ensuite and walk in closet 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    | \$374,888 |
| 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 | 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 | 3               |
| Zoning         | Zone 14         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$222           |

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Listing information last updated on July 14th, 2025 at 7:02am MDT