

\$344,800 - 48 1623 Towne Centre Boulevard, Edmonton

MLS® #E4430635

\$344,800

3 Bedroom, 2.50 Bathroom, 1,126 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Located in a "Mosaic Towne Centre" is this IMMACULATE & CLEAN "Ready to Move Into" 3 Bedroom Unit featuring a Ground Level Double Attached Garage! Nice Modern Floor Plan featuring a Raised Island kitchen with Stainless Steel Appliances, Trendy Back Splash and Dark Walnut Color Cabinetry. RARE "Real" Hardwood Floors throughout the Dining & Living Rooms present a touch of "Class" and Richness. Upstairs Has 2 Full Washrooms & A Primary Bedroom with a Large Walk in Closet. The basement to this townhome features an AMPLE amount of storage, laundry laundry area & a fully insulated double car garage. This unit has a Bright & Sunny south fenced front yard with room for patio furniture, BBQ & a stone's throw away from the complexes playground for the Kids. The complex is Well Managed & has a low monthly condo fee of only \$212 per month! Great Unit, Sparkling Clean & Priced to Sell! Move in as little as 2 weeks.

Built in 2011

Essential Information

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|-----------|-----------|
| MLS® # | E4430635 |
| Price | \$344,800 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,126 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 48 1623 Towne Centre Boulevard |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0S3 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 14 |
| HOA Fees | 125 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$212 |

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Listing information last updated on May 2nd, 2025 at 5:32am MDT