

\$475,000 - 1873 Towne Centre Boulevard, Edmonton

MLS® #E4443347

\$475,000

4 Bedroom, 3.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Discover a prime investment opportunity in the vibrant community of Terwillegar Towne with this well appointed two-storey home, featuring 1,441 sq ft of living space, 4 bedrooms, and 3.5 baths. This inviting residence boasts a spacious kitchen with a large bay window and eating bar, an efficient main floor layout including laundry and a 2-piece bath, and an open-plan living and dining area. The upper level includes a primary suite with an ensuite and walk-in closet, while the basement offers additional living space with a recreation room, a computer nook/den, a fourth bedroom, and a full bath. The property also features an east-facing yard with a double detached garage and is conveniently located within walking distance to parks, schools, the Leger Bus Terminal, and a Recreation Centre. With tenants in place until 2025, it represents a unique investment with immediate return potential in a sought-after neighborhood.

Built in 2003

Essential Information

| | |
|------------|-----------|
| MLS® # | E4443347 |
| Price | \$475,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,441 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 1873 Towne Centre Boulevard |
| Area | Edmonton |
| Subdivision | Terwillegar Towne |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 3J6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle | Esther Starkman |
| High | Lilian Osborne |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 70 |
| Zoning | Zone 14 |
| HOA Fees | 138 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 28th, 2025 at 1:32am MDT