

\$225,000 - 34 1623 Towne Centre Boulevard, Edmonton

MLS® #E4451156

\$225,000

2 Bedroom, 1.00 Bathroom, 677 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Move-In Ready with Immediate Possession! Welcome to this well-maintained 2-bedroom townhouse located in a family-friendly complex in the heart of Terwillegar Towne. This home features a double tandem garage (one car behind the other) and a bright, open layout with modern colors and durable laminate flooring throughout. Stay cool in the summer with central air conditioning, and enjoy the outdoors in your large private front yard with a white fence and gas BBQ hookup – perfect for relaxing or entertaining. A private playground is located in the center of the complex for the kids to enjoy. This home is in a great location, just a short walk to the Leger Transit Centre, Terwillegar Rec Centre, and Lillian Osborne High School. You'll also love the nearby shops and services, including Remedy Café, dental and medical clinics, a pharmacy, hair salon, and Circle K convenience store. This community offers everything you need – playgrounds and a splash park. Don't miss out on this move-in ready home!

Built in 2011

Essential Information

MLS® # E4451156

Price \$225,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	677
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	34 1623 Towne Centre Boulevard
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S3

Amenities

Amenities	Air Conditioner, Detectors Smoke, Front Porch, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Insulated, Single Garage Attached, Tandem

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 4th, 2025
Days on Market	24
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually
Condo Fee	\$222

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 8:17am MDT