

## **\$339,900 - 64 2051 Towne Centre Boulevard, Edmonton**

MLS® #E4429901

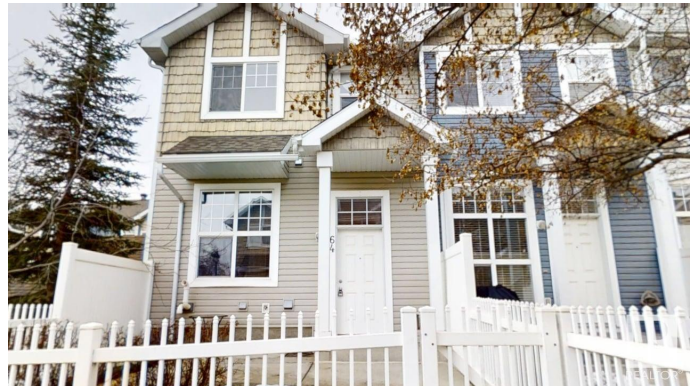
**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,225 sqft  
Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Here is your opportunity to live in very sought after, family friendly community of Terwillegar Towne. This 3 bedrooms, 3 bathrooms, end unit townhouse w/double attached garage, in pet friendly complex, is ideally located in the complex next to visitors parking & steps to access nature reserve & green space.

Property interior has been recently updated with fresh paint & carpets steam cleaned. Easy maintenance tile & laminate flooring throughout the open concept main level. Galley style kitchen w/raised eating bar & stainless steel appliance. Upstairs are 3 good size bedrooms. Primary bedroom features a walk in closet & 3 pc ensuite with full size walk in shower. .Walking distance to multiple K-12 schools, city Rec Centre, Leger main bus terminal &cafes, restaurants, stores & all amenities. Quick access to Terwillegar Drive, Anthony Henday & Whitemud freeways. Conveniently located within 5 minutes drive to all services & big box stores in Windermere. Great community to call home!



Built in 2008

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4429901  |
| Price    | \$339,900 |
| Bedrooms | 3         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,225             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 64 2051 Towne Centre Boulevard |
| Area        | Edmonton                       |
| Subdivision | Terwillegar Towne              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 0G8                        |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                |
| 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                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Unfinished                                                                                                                   |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Ester Starkman  |
| Middle     | Ester Starkman  |
| High       | Lillian Osborne |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$314           |

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Listing information last updated on April 20th, 2025 at 7:47am MDT