

## **\$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

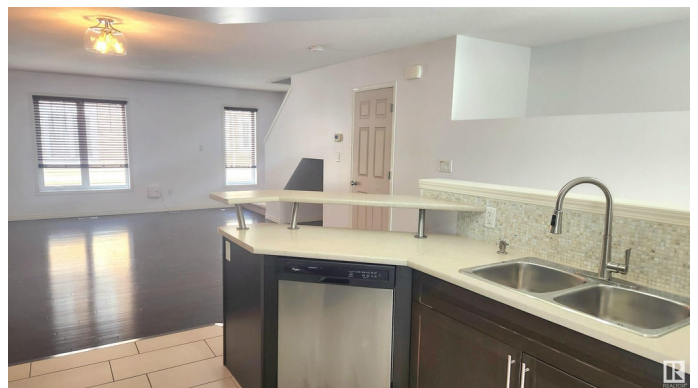
South Terwillegar, Edmonton, AB

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**

|           |           |
|-----------|-----------|
| 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 | 21               |
| Zoning         | Zone 14          |
| HOA Fees       | 125              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$212            |

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Listing information last updated on May 3rd, 2025 at 1:17pm MDT