

## **\$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	17
Zoning	Zone 14
HOA Fees	125
HOA Fees Freq.	Annually
Condo Fee	\$212

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