

## **\$499,900 - 1858 Towne Centre Boulevard, Edmonton**

MLS® #E4432175

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Incredible VALUE in Terwillegar Towne!  
Popular "LAKEVIEW" floorpan just under 1600sqft of OPEN CONCEPT LIVING! NEW ROOF & SS APPLIANCES! Mainfloor offers beautiful HARDWOOD floors w/ a stone facing GAS FP, HUGE living area featuring space for all of your furniture. Open kitchen w/ plenty of cabinet/counterspace, center island, corner pantry & beautiful NEWER SS appliances! Dining room surrounded w/ LARGE WEST FACING windows and plenty of space to entertain. 2pc bath & a FULL laundry room complete the main level. Upstairs is a spacious primary bedroom offering a WALK-IN closet, & a large ensuite with a separate walk-in shower and huge soaker tub. 2 more bedrooms and another 4pc bath on the second level! Basement is unspoiled and ready for your development, or left for all the storage you need! West facing backyard features a large sunny deck to enjoy upcoming SPRING/SUMMER weather & BBQs, yard also has green/garden space. DOUBLE garage, located close to Terwillegar REC and all amenities you need! VALUE!

Built in 2002

### **Essential Information**

MLS® # E4432175

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1858 Towne Centre Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3A2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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