# \$342,500 - 73 2051 Towne Centre Boulevard, Edmonton

MLS® #E4443236

#### \$342,500

2 Bedroom, 2.50 Bathroom, 1,116 sqft Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Prime Location & Maintenance-Free Living! Live just steps from the Terwillegar Rec Centre in this stylish townhouse in sought-after Mosaic Ridge! This well-kept home features two spacious primary bedrooms, each with a walk-in closet and private ensuite, perfect for roommates, guests, or a home office setup. The bright, open-concept main floor is ideal for entertaining, with rich hardwood flooring, a large south-facing balcony for sunny BBQs, and a chef-inspired kitchen complete with a raised breakfast bar, quality stainless steel appliances, tile backsplash, and ample cabinetry. Enjoy a fenced front yard, double attached garage, and a convenient flex area upstairsâ€"great for a home office or study nook. Recent updates include BRAND NEW carpet with good-quality underlay for added comfort. Unbeatable location with quick access to the Rec Centre, Leger Transit Centre, shopping, schools, and major routes including the Henday and Whitemud. Move-in ready and a fantastic opportunityâ€"this one won't last!



#### **Essential Information**

MLS® # E4443236 Price \$342,500

Bedrooms 2







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,116
Acres 0.00

Year Built 2007

Type Condo / Townhouse

Sub-Type Townhouse Style 2 Storey

Status Active

## **Community Information**

Address 73 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, Microwave Hood Fan,

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, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 19th, 2025

Days on Market 18

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually

Condo Fee \$314

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