

## **\$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 | 4                |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 27th, 2025 at 6:47am MDT