# \$475,000 - 1873 Towne Centre Boulevard, Edmonton

MLS® #E4443347

### \$475,000

4 Bedroom, 3.50 Bathroom, 1,441 sqft Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Discover a prime investment opportunity in the vibrant community of Terwillegar Towne with this well appointed two-storey home, featuring 1,441 sq ft of living space, 4 bedrooms, and 3.5 baths. This inviting residence boasts a spacious kitchen with a large bay window and eating bar, an efficient main floor layout including laundry and a 2-piece bath, and an open-plan living and dining area. The upper level includes a primary suite with an ensuite and walk-in closet, while the basement offers additional living space with a recreation room, a computer nook/den, a fourth bedroom, and a full bath. The property also features an east-facing yard with a double detached garage and is conveniently located within walking distance to parks, schools, the Leger Bus Terminal, and a Recreation Centre. With tenants in place until 2025, it represents a unique investment with immediate return potential in a sought-after neighborhood.



#### **Essential Information**

MLS® # E4443347 Price \$475,000

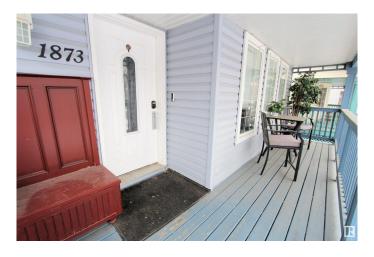
Bedrooms 4

Bathrooms 3.50

Full Baths 3







Half Baths 1

Square Footage 1,441 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1873 Towne Centre Boulevard

Area Edmonton

Subdivision Terwillegar Towne

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 3J6

# **Amenities**

Amenities Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl

Windows

Parking Spaces 2

Parking Double Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Esther Starkman
Middle Esther Starkman
High Lilian Osborne

# **Additional Information**

Date Listed June 19th, 2025

Days on Market 67

Zoning Zone 14

HOA Fees 138

HOA Fees Freq. Annually

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