

## \$292,900 - 83 1623 Towne Centre Boulevard, Edmonton

MLS® #E4447031

**\$292,900**

2 Bedroom, 2.50 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

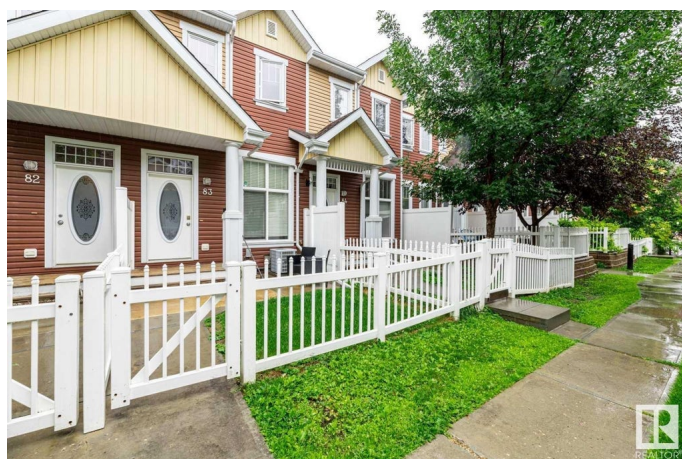
South Terwillegar, Edmonton, AB

Stylish 2-storey townhouse in Mosaic Towne Square—perfect for first-time buyers or young couples ready to grow. The open-concept main floor offers a bright living room, peninsula kitchen with pantry, dining area, and 2-piece bath. Upstairs features 2 bedrooms, including a primary with 3-piece ensuite and a second full bath, plus upper-floor laundry for convenience. The lower level includes a utility room and direct access to the oversized single attached garage with extra storage. Stay cool in summer with central A/C. Enjoy your own private fenced front yard and patio facing a quiet, tree-lined walkway. Located in South Terwillegar with walkable access to parks, Terwillegar Rec Centre, schools, shopping, and transit. Quick access to Whitemud Drive and Anthony Henday makes commuting easy. Affordable, functional, and move-in ready—start your next chapter here.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447031  |
| Price      | \$292,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,033             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 83 1623 Towne Centre Boulevard |
| Area        | Edmonton                       |
| Subdivision | South Terwillegar              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 0S3                        |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas, Parking-Visitor, Vinyl Windows     |
| Parking   | Front/Rear Drive Access, Heated, Insulated, Single Garage Attached, Tandem |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 14        |
| HOA Fees       | 138            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$226          |

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Listing information last updated on August 4th, 2025 at 6:17am MDT