Courtesy Of Darlene A Reid Of MORE Real Estate

$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.

Built in 2003

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	70
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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