

# **\$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 upstairs—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 opportunity—this one won't last!

Built in 2007

## **Essential Information**

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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 | 12              |
| Zoning         | Zone 14         |
| HOA Fees       | 138             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$314           |

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Listing information last updated on July 1st, 2025 at 9:17am MDT