

## \$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

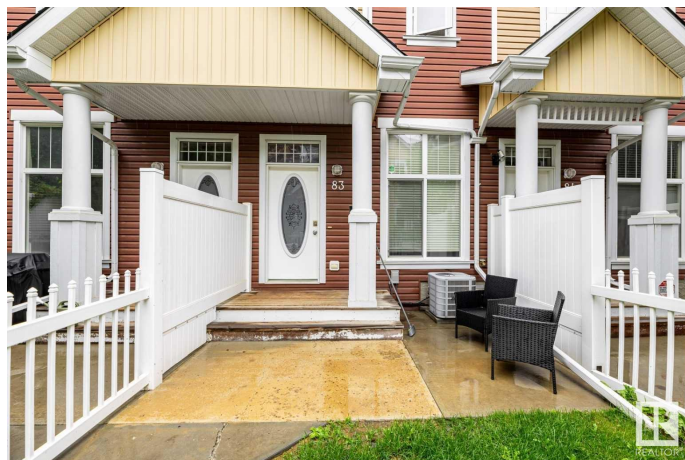
South Terwillegar, Edmonton, AB

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 11:32am MDT