

# \$515,000 - 1869 Towne Center Boulevard, Edmonton

MLS® #E4436884

**\$515,000**

3 Bedroom, 3.50 Bathroom, 1,453 sqft  
Single Family on 0.00 Acres

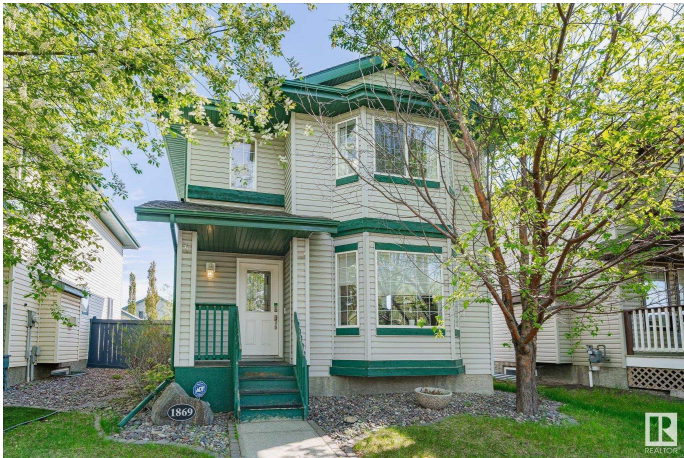
Terwillegar Towne, Edmonton, AB

Welcome to this well-kept home in the heart of family-friendly Terwillegar Towne! Located on a beautiful, treed southwest-facing boulevard, this 3+1 bedroom, 3.1 bathroom home offers over 2,000 sq ft of total living space thanks to the finished basementâ€”perfect for a growing family. Enjoy upgraded laminate flooring, central A/C, and a stunning backyard with a custom rock and water feature. Just steps from Terwillegar Towne Park, playgrounds, Leger Transit Centre, Terwillegar Rec Centre, schools, and shopping. Whether you're relaxing at home or exploring the community, this home offers the ideal blend of comfort, convenience, and charm in one of Edmontonâ€™s most welcoming neighborhoods.

Built in 2003

## Essential Information

MLS® #	E4436884
Price	\$515,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00



Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1869 Towne Center Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3J6

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Park/Reserve, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 20

Zoning Zone 14

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Listing information last updated on June 4th, 2025 at 5:17pm MDT