

## **\$325,000 - 55 2051 Towne Centre Boulevard, Edmonton**

MLS® #E4447512

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,019 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Step into 1,019 sq ft of bright, modern elegance in this stylish 2-storey townhome. Gleaming hardwood floors invite you into the spacious front living room, where sunlight spills through the windows, framing your fully fenced yard and the tranquil, exclusive-use greenspace beyond. An open-concept kitchen dazzles with a peninsula counter offering bar-style seating, copious cabinetry, side pantry, and a cozy breakfast nook beneath an open stairwell. A chic 2-pc powder room completes the main floor with flair. Upstairs, the airy primary bedroom shines with natural light from multiple windows and features a private 3pc ensuite ensuring no more waiting for the bathroom. A second bedroom is ideal for children, guests, or home office, while a full 4-pc bath & handy upstairs laundry add everyday ease. The lower level opens to a generous storage room and your attached double tandem garage, spacious enough for even the longest of trucks. All nestled in a sought-after southside location close to everything you need.

Built in 2009

### **Essential Information**

MLS® # E4447512

Price \$325,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,019
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	55 2051 Towne Centre Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G8

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Front Porch, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Vinyl Windows
Parking	Double Garage Attached, Insulated, Rear Drive Access, Tandem

### 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
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance

	Landscape, Paved Lane, Picnic Area, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	Zone 14
Condo Fee	\$315

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Listing information last updated on July 13th, 2025 at 8:02pm MDT