

## \$325,000 - 32 2051 Towne Centre Boulevard, Edmonton

MLS® #E4451751

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Condo / Townhouse on 0.00 Acres

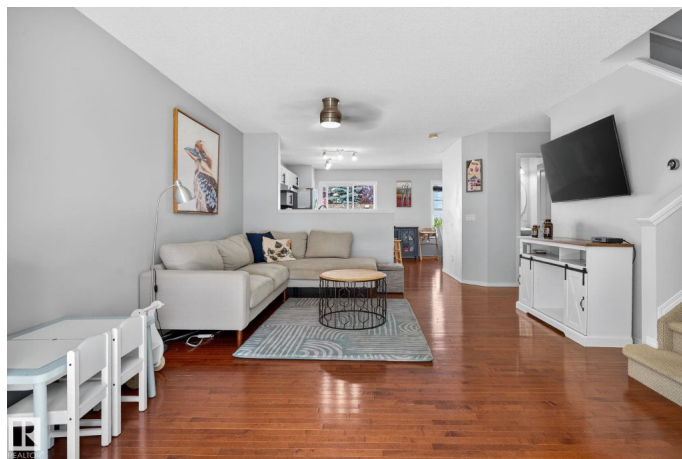
Terwillegar Towne, Edmonton, AB

Welcome to Terwillegar Towne, where community living meets comfort and convenience! This well-kept 3 bedroom, 2.5 bathroom townhome offers just over 1,100 sq ft of thoughtfully designed living space and fronts directly onto scenic walking trails and greenspace – the ideal setting for those who love an active lifestyle. Built in 2011, the home features an inviting main floor with a spacious living area, bright kitchen with island, and a dedicated dining space. The upper level includes three bedrooms, including a well-sized primary with ensuite. Additional highlights include a finished mudroom, double attached garage, and incredibly clean, move-in ready condition – pride of ownership is clear throughout. Located in one of SW Edmonton's most walkable neighbourhoods with quick access to schools, parks, transit, and the Terwillegar Rec Centre. Whether you're a first-time buyer or downsizer, this townhome checks all the boxes.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451751  |
| Price     | \$325,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 32 2051 Towne Centre Boulevard |
| Area        | Edmonton                       |
| Subdivision | Terwillegar Towne              |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6R 0G8                        |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Front Porch, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite |
| Parking   | Double Garage Attached, Insulated                                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                              |
| Stories           | 3                                                                                      |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Finished                                                                         |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Hillside, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, View City |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 14          |
| HOA Fees       | 138              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$314            |

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Listing information last updated on August 14th, 2025 at 8:02pm MDT