

# **\$340,000 - 53 2051 Towne Centre Boulevard, Edmonton**

MLS® #E4443780

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Condo / Townhouse on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Situated in one of Edmonton's most welcoming and vibrant southwest communities, this home offers more than just a place to live, it offers a lifestyle. Set in the community of Terwillegar Towne, this walkable, family-first neighbourhood is known for its friendly neighbours and strong sense of connection. Kids ride bikes to the splash parks, families gather at the Terwillegar Community Recreation Centre, and everything from schools to groceries is just a short walk or drive away. Whether it's Saturday coffee runs, evening walks, or soccer games at the park, life feels easier and more balanced here. Inside, this 3 bed, 2.5 bath townhome offers a bright open layout, a private ensuite, double attached garage, and extra space for everyone. But the real highlight? Living in a neighbourhood that just feels right. If you've been searching for a community where your family can grow and thrive, welcome home.

Built in 2009

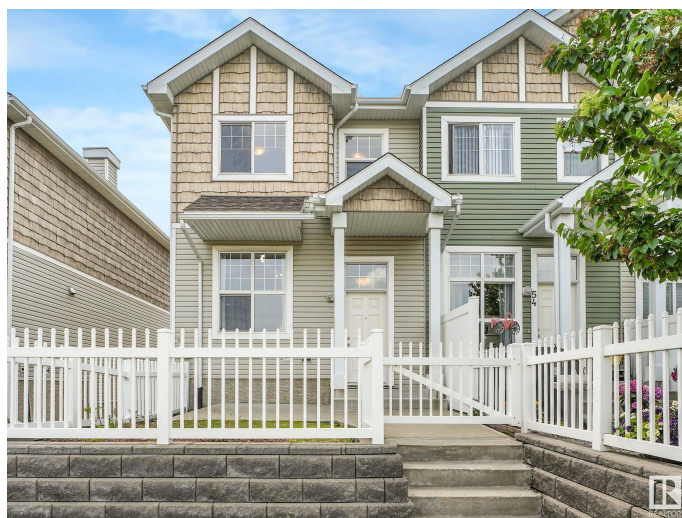
## **Essential Information**

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Price \$340,000

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	53 2051 Towne Centre Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G8

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### 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, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Through Road, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 22nd, 2025  
Days on Market                8  
Zoning                              Zone 14  
HOA Fees                         138  
HOA Fees Freq.                Annually  
Condo Fee                        \$314

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Listing information last updated on June 30th, 2025 at 6:32pm MDT