

## **\$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 | 5               |
| Zoning         | Zone 14         |
| Condo Fee      | \$315           |

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Listing information last updated on July 17th, 2025 at 12:02pm MDT