

# \$292,900 - 83, 1623 Towne Centre Boulevard Nw, Edmonton

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MLS® #A2237595

**\$292,900**

2 Bedroom, 3.00 Bathroom, 1,033 sqft  
Residential on 0.00 Acres

South Terwillegar, Edmonton, Alberta

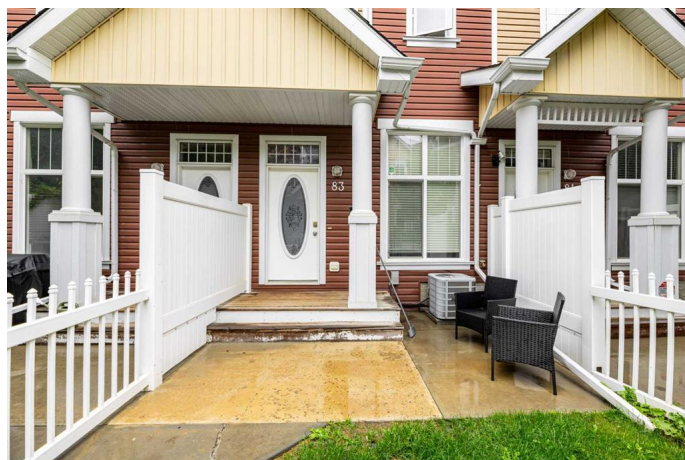
This stylish 2-storey townhouse in Mosaic Towne Square is the perfect place to start your next chapter. Whether you're a young couple planning for the future or a first-time buyer looking to break free from renting, this home delivers comfort, value, and room to grow.

The main level features a bright, open-concept layout with a peninsula kitchen, dedicated dining space, pantry, and spacious living area—ideal for everyday living or entertaining friends. A 2-piece bath is conveniently tucked away, and large windows bring in lots of natural light.

Upstairs, you'll find two well-sized bedrooms, including a primary suite with a good sized closet and a private 3-piece ensuite. There's also a full 4-piece bath and laundry right where you need it—on the same floor as your bedrooms.

The oversized attached, single garage provides secure parking, extra storage space, and direct access to your home. A separate utility room houses your furnace, hot water tank, and central A/C.

Enjoy your own private fenced front yard and patio that faces a peaceful, tree-lined walkway—perfect for relaxing. Located in the heart of South Terwillegar, you're just



steps to parks, schools, Terwillegar Rec Centre, shops, and transit with quick access to Whitemud and Henday.

Affordable, functional, and move-in ready—this is where your new story begins.

Built in 2010

### Essential Information

MLS® #	A2237595
Price	\$292,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,033
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	83, 1623 Towne Centre Boulevard Nw
Subdivision	South Terwillegar
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6R0S3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	None
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	12
Zoning	MU
HOA Fees	138
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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