

# \$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

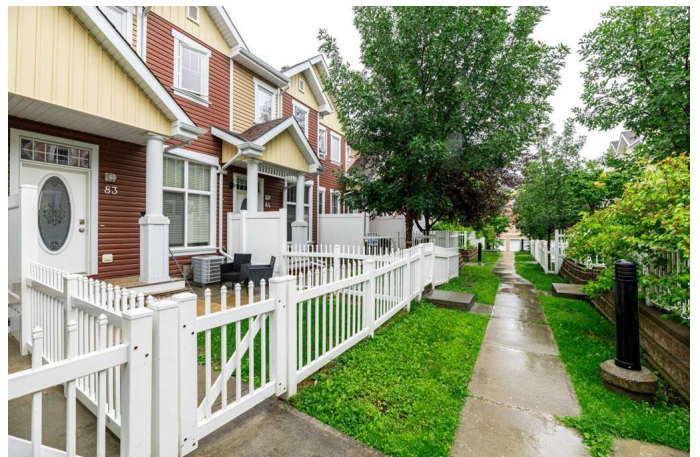
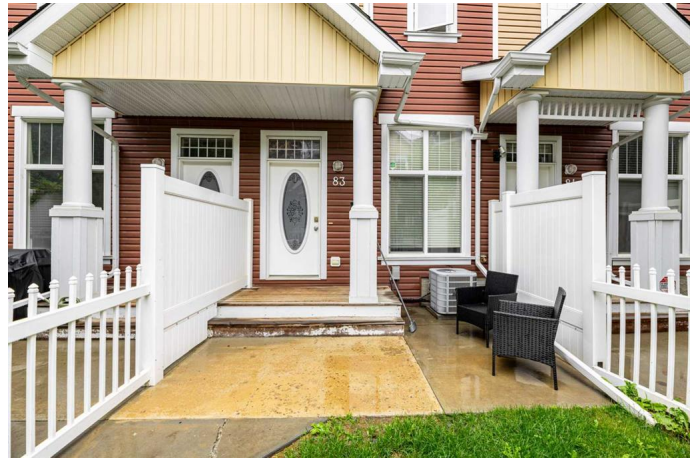
This stylish 2-storey townhouse in Mosaic Towne Square is the perfect place to start your next chapter. Whether you're a young couple planning for the future or a first-time buyer looking to break free from renting, this home delivers comfort, value, and room to grow.

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 | 30             |
| Zoning         | MU             |
| HOA Fees       | 138            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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