# \$598,000 - 2036 Towne Centre Boulevard, Edmonton

MLS® #E4396725

#### \$598,000

7 Bedroom, 4.00 Bathroom, 2,157 sqft Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Excellent location! Stunning High Quality Build by Burke Perry Master Builder; 6 bedrooms+ one DEN. 24 by 24 heated garage. Short walk to Terwillegar Recreation centre / LillianOsborne and Mother Margaret Schools/ Leger transit centre. Many features include nine foot ceilings on main and lower levels. Low E vinyl window throughout, Air tight insulation, central, central air conditioner, brand new high efficient 40 gal hot water tank and more. Main floor features one bedroom with adjacent 3 piece bathroom, Kitchen with walk in pantry, laundry room with sink and cupboards. Upstairs features a Master Suite with extensive windows, 5 piece luxury en suite, walk in closet. 2 bedrooms + den. Lower level with 8ft ceiling a huge family room with fireplace, brand new vinyl floor, a kitchen, 2 bedrooms and 4 piece bathroom. Home is over 3000 square feet of developed space.



#### **Essential Information**

MLS® # E4396725 Price \$598,000

Bedrooms 7

Bathrooms 4.00

Full Baths 4

Square Footage 2,157







Acres 0.00 Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 2036 Towne Centre Boulevard

Area Edmonton

Subdivision Terwillegar Towne

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 3M7

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Guest Suite, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program.

Thermostat, R.V. Storage, Vinyl Windows, Wall Unit-Built-In

Parking Double Garage Detached, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Freezer, Furniture Included, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Satellite TV Dish, Stove-Electric, Vacuum

System Attachments, Vacuum Systems, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing, Three Sided

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Landscaped, Level Land, Low

Maintenance Landscape, Paved Lane, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, Vegetable

Garden, View Downtown

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2024

Days on Market 463

Zoning Zone 14

HOA Fees 150

HOA Fees Freq. Annually

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