

## **\$569,000 - 1515 Towne Centre Boulevard, Edmonton**

MLS® #E4451788

**\$569,000**

4 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

~ GORGEOUS 4 BEDROOM, 2.5 BATH TWO STOREY HOME LOCATED in SOUTH TERWILLEGAR ~ OVERSIZED DOUBLE DETACHED GARAGE ~ FULLY LANDSCAPED & FENCED YARD ~ Check out this amazing family home featuring gleaming hardwood floors on the main floor. The kitchen is massive and there is plenty of room for a dining table and chairs. The living room is very large and overlooks the front of the home. There is also a 2 piece bath on the main floor. Upstairs you will find 4 good sized bedrooms including the primary bedroom with its own ensuite bath. There is an additional full bath upstairs as well. The basement is unspoiled and awaits your finishing touch. The yard is very good size and is well maintained plus there are 2 hose bibs making it easy to water. The property is just steps from a large park, transit and retail shops along Towne Centre Blvd. The community is one of the safest in Edmonton and has easy access to Anthony Henday Drive & Whitemud Freeway. Just move-in and enjoy, hurry before this one is gone !!

Built in 2009

### **Essential Information**

MLS® #                    E4451788

Price                     \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1515 Towne Centre Boulevard |
| Area        | Edmonton                    |
| Subdivision | South Terwillegar           |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 0P4                     |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Over Sized                                            |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 14          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 8:32pm MDT