

# **\$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.

Built in 2006

## **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 | 375             |
| Zoning         | Zone 14         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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 July 20th, 2025 at 10:17am MDT