

## **\$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	426
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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