

\$497,997 - 2056 Towne Centre Boulevard, Edmonton

MLS® #E4460610

\$497,997

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

A 'HOMES BY AVI' MASTERPIECE! MASSIVE LOT! HIGH-END! BREATHTAKING! WELCOME TO ONE OF TERWILLEGAR TOWNE'S BEST; 2056 TOWNE CENTRE BV NW. THIS INCREDIBLE 2 STORY HOME WAS BUILT IN 2005 AND HAS THE FOLLOWING FEATURES..3 BEDROOMS, 3 BATHS, UNFINISHED BASEMENT AND JUST OVER 1600 SQ FT OF LIVING SPACE. THE CUSTOM KITCHEN HAS A GIANT ISLAND WITH RAISED EATING BAR, VINYL FLOORS, CORNER WALK-IN PANTRY, MAPLE CABINETRY, STAINLESS APPLIANCES AND UPGRADED BACKSPLASH. DINING AREA IS OFF KITCHEN WITH EXTERIOR DECK ACCESS. MAIN FLOOR ALSO HAS A SPACIOUS DEN/OFFICE, SPACIOUS LIVING ROOM WITH A GAS FIREPLACE, OPEN FRONT ENTRANCE AND A HALF BATHROOM. UPPER LEVEL HAS 3 BEDROOMS INCLUDING A KING-SIZED PRIMARY BEDROOM WITH CUSTOM WALK-IN CLOSET. ENSUITE HAS DOUBLE SINKS, A SHOWER AND SOAKER TUB. UPPER FLOOR ALSO HAS A FULL BATH. BASEMENT IS UNFINISHED WITH A NEWER FURNACE AND HWT, CENTRAL AC, AND LAUNDRY. DETACHED GARAGE IS 22X24' WITH ALLEY ACCESS. HOME HAS RV PARKING (14.7M REAR PAD) AND MANICURED LANDSCAPING/FENCED



YARD.

Built in 2005

Essential Information

MLS® #	E4460610
Price	\$497,997
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2056 Towne Centre Boulevard
Area	Edmonton
Subdivision	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3M7

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Television Connection, Vinyl Windows
Parking	Double Garage Detached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby, Vegetable Garden, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	20
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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