

\$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	33
Zoning	Zone 14
HOA Fees	138
HOA Fees Freq.	Annually

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