

## **\$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 | 17                |
| Zoning         | Zone 14           |
| HOA Fees       | 138               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 20th, 2025 at 4:47pm MDT